



**NOTTINGHAM CITY COUNCIL**  
**OVERVIEW AND SCRUTINY COMMITTEE**

**Date:** Wednesday, 8 February 2017

**Time:** 2.00 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham,  
NG2 3NG

**Councillors are requested to attend the above meeting to transact the following business**

**Corporate Director for Strategy and Resources**

**Senior Governance Officer:** Laura Wilson **Direct Dial:** 0115 8764301

- |          |  |         |
|----------|--|---------|
| <b>1</b> | <b>APOLOGIES FOR ABSENCE</b>   |         |
| <b>2</b> | <b>DECLARATIONS OF INTERESTS</b>   |         |
| <b>3</b> | <b>MINUTES</b>   | 3 - 10  |
|          | To confirm the minutes of the meeting held on 4 January 2017                         |         |
| <b>4</b> | <b>DISCUSSION WITH THE PORTFOLIO HOLDER FOR EDUCATION,<br/>EMPLOYMENT AND SKILLS</b> | 11 - 14 |
|          | Report of the Corporate Director for Strategy and Resources                          |         |
| <b>5</b> | <b>THE PRIVATE RENTED SECTOR IN NOTTINGHAM</b>                                       | 15 - 26 |
|          | Report of the Corporate Director for Strategy and Resources                          |         |
| <b>6</b> | <b>WORK PROGRAMME</b>  | 27 - 32 |
|          | Report of the Corporate Director for Strategy and Resources                          |         |

IF YOU NEED ANY ADVICE ON DECLARING AN INTEREST IN ANY ITEM ON THE AGENDA, PLEASE CONTACT THE GOVERNANCE OFFICER SHOWN ABOVE, IF POSSIBLE BEFORE THE DAY OF THE MEETING

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CITIZENS ARE ADVISED THAT THIS MEETING MAY BE RECORDED BY MEMBERS OF THE PUBLIC. ANY RECORDING OR REPORTING ON THIS MEETING SHOULD

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**NOTTINGHAM CITY COUNCIL**

**OVERVIEW AND SCRUTINY COMMITTEE**

**MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 4 January 2017 from 14.00 - 15.57**

**Membership**

Present

Councillor Brian Parbutt (Chair)  
Beverley Frost  
Councillor Patience Uloma Ifediora  
Assim Ishaque  
Councillor Glyn Jenkins  
Councillor Neghat Khan  
Councillor Ginny Klein  
Councillor Anne Peach  
Councillor Andrew Rule

Absent

Councillor Leslie Ayoola  
Councillor Azad Choudhry  
Councillor Josh Cook  
Councillor Georgina Culley  
(Substituted by Councillor Andrew Rule)  
Councillor Pat Ferguson  
Councillor Mohammed Ibrahim  
Councillor Sue Johnson  
Councillor Gul Nawaz Khan

**Colleagues, partners and others in attendance:**

Robert Dixon - Head of Business Growth and International Strategy  
Councillor David Mellen - Portfolio Holder for Early Intervention and Early Years  
Brendan Moffett - Chief Executive, Marketing Nottingham and Nottinghamshire  
Kate Morris - Governance Officer  
Laura Wilson - Senior Governance Officer

**37 APOLOGIES FOR ABSENCE**

Councillor Josh Cook - personal  
Councillor Georgina Culley - illness  
Councillor Mohammed Ibrahim – illness  
Councillor Sue Johnson - leave  
Councillor Gul Nawaz Khan – leave

**38 DECLARATIONS OF INTERESTS**

None.

**39 MINUTES**

The minutes of the meeting held on 7 December 2016 were confirmed and signed by the Chair.

#### **40 MINUTES OF THE CALL-IN PANEL**

The minutes of the Call-in Panel held on 7 December 2016 were confirmed and signed by the Chair.

#### **41 DISCUSSION WITH THE PORTFOLIO HOLDER FOR EARLY INTERVENTION AND EARLY YEARS**

Councillor David Mellen, Portfolio Holder for Early Intervention and Early Years, gave a presentation updating the Committee on the progress of achieving priorities within his portfolio, and highlighted the following points:

- (a) the priorities currently on target are:
- ensure zero tolerance of child sexual exploitation through a public awareness campaign and increase early identification of concerns by a fifth. This is being achieved by:
    - an increased focus within Children’s Services;
    - continued work with taxi drivers within the City and surrounding areas to increase awareness, with mandatory training every 2/3 years;
    - awareness campaigns for hotel reception staff and security staff;
    - cross-authority work including work focused on service stations throughout the region;
    - “Love me too” drama and workshops going into secondary schools to raise awareness;
  - work with at least 3000 vulnerable families over the next four years, which will mainly be through the Priority Families programme;
  - increase the number of 2 year olds in nursery by 40%. This is being achieved by:
    - offering up to 15 hours free provision, mainly in the private and voluntary sector;
    - working with families to encourage them to take up this scheme;
  - create new services for babies and toddlers to work with parents of 4500 children. This is being achieved by:
    - offering new services, eg Dolly Parton Imagination Library;
    - the Small Steps Big Changes programme;
    - increased maternal mental health monitoring;
  - ensure that in the evening and at weekends, as well as during school holidays, there are a range of positive activities available for children and young people to enjoy in every part of the city. This is being achieved by:
    - an increase in the amount of school clubs available;
    - 60 activities currently being available for primary and secondary aged young people, across various organisations.

Although this priority is currently on target, provision could be at risk due to proposed reduction of funding as a result of budget cuts;
  - offer permanent jobs or apprenticeships to at least 10% of care leavers and encourage further opportunities across the city. This has been achieved for the last 3 years;
  - consult young people on important decisions and involve them in the council’s decision making process. This is being achieved by:
    - having a dedicated member of staff working with the Youth Council, Primary Parliament, and the Children in Care Council;

- young people are also invited to attend some of the Council's formal meetings that focus on young people;
  - secure and provide breakfast clubs in every primary school in the city. Every primary school in the city now offers breakfast clubs. Some are free, and some charge a nominal fee, but this provision could be at risk when the school funding formula is changed and there is less funding available;
- (b) the priorities that are slightly off target are:
- ensure at least 85% of children in the City Council's care live within 20 miles of Nottingham. If the target was 25 miles this would be on target. 83% is currently being achieved so, with additional recruitment, 85% should be achieved by the end of the 4 year Council Plan;
  - achieve a permanent home through adoption or Special Guardianship for 40% more children in care. This is only slightly off this target. Baby adoption remains easy, however, sibling groups/older children and special needs adoption still remains more challenging, but it should be achievable by the end of the Plan;
- (c) the priorities currently not on target are:
- promote the Dolly Parton Imagination Library scheme so that every child under 5 in Nottingham receives a monthly book. This is not on target due to the lack of available funding, although funding has been secured for 3000 children so far, and the Council is continuing to seek funding from businesses, grants and individuals to ensure all 21,000 children have this service;
  - increase the number of Nottingham City Foster Carers by 20%. Fostering agencies offer more money and incentives than the Council, but the Council can provide more consistent placements and is continuing with its recruitment drives;
  - extend free school meals to all primary school children within the next ten years. All Key Stage 1 pupils currently have free school meals, and the aspiration is for this to be extended to Key Stage 2 pupils.

In response to questions from the Committee, Councillor David Mellen provided the following additional information:

- (d) further areas of concerns are:
- risk to provision of Early Intervention work at the Youth Offending Team, due to budget cuts;
  - risk to youth and play services due to further budget cuts, but the Council works well with the voluntary sector, faith groups and community groups to help provide these services;
- (e) Nottingham City Council is working hard to increase awareness of how fostering and claiming benefits interact. There are monthly meeting for foster carers with information about different aspects of foster care and all Nottingham City Council foster carers have access to a Fostering Network for support around finances and other issues;
- (f) breakfast clubs are offered in all primary schools in the city, including academies and special schools where there is primary provision;

- (g) since 2009 the Portage Service has been protected and not faced cuts that other services have. Current proposals will see three of the six posts moved to Early Intervention allowing the Council to retain the expertise of current staff, and these staff will retain direct contact with families;
- (h) short breaks for respite care for young people will be offered at the same frequency as in adult social care;
- (i) all children in foster care are assessed for special educational needs and disabilities (SEND), and 92% have education plans in place. Nottingham City Council has foster carers who specialise in caring for children with SEND, and there is a specialised residential unit for young people with SEND.

Beverley Frost, 3<sup>rd</sup> Sector Advocate, submitted a paper containing information and questions for Councillor David Mellen to respond to outside of the meeting, which was circulated with the minutes.

**RESOLVED to thank Councillor David Mellen for his attendance.**

## **42 TOURISM IN NOTTINGHAM**

Brendan Moffatt, Chief Executive, Marketing Nottingham and Nottinghamshire, gave a presentation on the establishment of the Place Marketing Organisation, and highlighted the following key issues:

- (a) Marketing Nottingham and Nottinghamshire was created from Invest in Nottingham, Experience Nottinghamshire and Nottingham Means Business in April 2016;
- (b) data from 2015 shows that the number of tourists in Nottinghamshire in 2015 increased by 4.4% to 34.26 million, Nottingham Castle was the most visited paid for attraction, and that Nottingham was the 18<sup>th</sup> most visited city by overseas tourists in 2014;
- (c) it is estimated that tourism generated £1.6 billion for the economy, with nearly 22,000 jobs supported by the industry;
- (d) Marketing Nottingham and Nottinghamshire was involved in the following campaigns and activities during 2015/2016:
  - One Day in Notts is Never enough – ended March 2015;
  - VisitEngland's Access for all Campaign;
  - VisitEngland's Home of Sport campaign;
  - VisitBritain GREAT US Campaign;
  - major events campaigns including Trent Bridge Ashes and One Day Internationals, Aegon Open Nottingham, Splendour, October in Nottingham – UK's Festival City, and the Robin Hood Festival;
  - the Arts Council England Grand Tour through the Cultural Destinations Fund;
- (e) there are four key areas of opportunities for Nottingham to focus on to increase Nottingham's appeal:
  - heritage, including:

- Heritage Lottery Fund funding for Nottingham Castle redevelopment;
  - better use of the Robin Hood brand/experience;
  - visitor centre improvements, including moving to digital information, easier access to tickets, etc
  - art and culture, including:
    - UNESCO City of Literature;
    - developing a 10 year cultural framework;
    - considering whether to bid for the European Capital of Culture;
  - sports, including:
    - Test cricket and the Aegon Open already being held in the city, but it is necessary to look at attracting new sports to the city, especially those that improve citizen participation;
  - conferencing, particularly working with partners to bring large conferences to the city.
- (f) key actions for the next 2 years are:
- relaunching Experience Nottinghamshire as Visit Nottinghamshire with an increased city focus;
  - increasing focus on national and internationally important events, such as Dinosaurs of China, UK Corporate Games, and triathlons;
  - working with members to create a 48 hour itinerary with a view to turning day visitors into overnight visitors;
  - working in partnership on major product or campaign development;
  - relaunching the Tourist Information Centre as an innovative, higher income, lower cost model;
  - launching a new conference ambassador programme and make the most of nationally and internationally renowned experts in the area matched to potential conferences or events;
  - increasing the 75% mid-week hotel occupancy to the 80% occupancy of comparable cities;
  - continuing representation to major organisations like VisitBritain, VisitEngland, Arts Council, UK Sport, etc, ensuring Nottingham is comparable to other major cities;
  - ensure alignment with national strategies and maximise the potential to attract external funding.

In response to questions from the Committee, Brendan Moffett provided the following additional information:

- (g) although Nottingham City Council funds a large portion of Marketing Nottingham and Nottinghamshire's total £1.8 million budget (£690,000 per annum), it also receives around £250,000 per annum from the private sector and is working towards increasing the private sector funding;
- (h) Marketing Nottingham and Nottinghamshire is now in a position to approach the larger organisations in Nottingham and plan on having talks with them within the next 3 months to bring them on board with the work of the Place Marketing Organisation. Funding from Nottingham City Council and Nottinghamshire County Council and the increased size of the organisation now gives more credibility to the campaign;

- (i) there are already 700 business involved in Marketing Nottingham and Nottinghamshire. 500 are from the tourism industry, ranging from small Bed and Breakfasts to large international conferencing centres. The remaining 200 businesses are small and medium sized businesses with work opportunities looking to bring people into Nottingham;
- (j) despite Nottingham having a number of golf courses it is very difficult to be competitive within that market within the UK;
- (k) Marketing Nottingham and Nottinghamshire continue to work with companies to bring in key skilled professionals to the city to fill skills gaps. Nottingham is in a good position to compete for these professionals and there is a campaign to bring key professionals to the city showcasing the breadth of opportunity in Nottingham;
- (l) a new website is in development to showcase opportunities in Nottingham. The website will also distribute material made by others and be the main website advertising Nottingham;
- (m) a review of all products on sale at the Tourist Information Centre has recently begun to look at the feasibility of stocking some of the high quality, Nottingham made goods which will appeal to visitors to the area and continue to promote Nottingham ;
- (n) the Visiting Friends and Relatives sector of tourism has good potential in Nottingham and has shown a large increase within the last decade. The Universities have large numbers of international students and a graduation week focused itinerary could be developed;
- (o) the challenges facing Marketing Nottingham and Nottinghamshire are:
  - the difficult financial climate for businesses;
  - all major cities are competing for footfall and business opportunities;
- (p) regeneration programmes currently underway across the city will help improve Nottingham's appeal.

**RESOLVED to**

- (1) thank Brendan Moffett for his attendance;**
- (2) invite Brendan Moffett to a future meeting of the Committee to provide an update on the progress being made.**

**43 WORK PROGRAMME**

Laura Wilson, Senior Governance Officer, introduced the report setting out the programme of activity for this Committee and the Overview and Scrutiny Review Panels for 2016/17. She highlighted that the discussion with the Portfolio Holder for Planning and Housing, scheduled for 5 April 2017, would be rearranged.

**RESOLVED to agree the work programme for the Overview and Scrutiny Committee and Review Panels for 2016/17.**





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<b>OVERVIEW AND SCRUTINY COMMITTEE</b>
<b>8 FEBRUARY 2017</b>
<b>DISCUSSION WITH THE PORTFOLIO HOLDER FOR EDUCATION, EMPLOYMENT AND SKILLS</b>
<b>REPORT OF THE CORPORATE DIRECTOR FOR STRATEGY AND RESOURCES</b>

**1 Purpose**

- 1.1 An opportunity to hear from the Portfolio Holder for Education, Employment and Skills on his key priorities, objectives in 2016/17 and current challenges.

**2 Action required**

- 2.1 The Committee is asked to use the information received at the meeting from Councillor Sam Webster, Portfolio Holder for Education, Employment and Skills, to inform questioning.

**3 Background information**

- 3.1 On 9 November 2015, the Council Plan was formally approved by Full Council and this will guide the Council's services and approach to support the delivery of its key priorities for the city over the next four years to 2019.
- 3.2 Each Portfolio Holder has been consulted on the deliverables in their area and the Portfolio Holder for Education, Employment and Skills (formerly the Portfolio Holder for Schools) will attend the Committee to outline his overall vision for his executive portfolio.
- 3.3 When the Council Plan 2015-19 was published, Councillor Sam Webster identified the following priorities for schools:
- aims over the next 4 years:
    - access to a good school close to home for every young person in Nottingham;
    - enable children in the city to achieve their potential at school and in later life;
  - key things that will be done:
    - ensure every child in Nottingham is taught in a school judged good or outstanding by Ofsted;
    - increase the number of young people getting 5 or more A\*-C grades at GCSE, including English and Maths, to above the national average;
    - guarantee a choice of places for every child at a local primary school;

- create more special school places for children's additional needs.
- 3.4 Since 2011, the portfolio has achieved the following for schools:
- improved attendance by reducing absence to 4.4% in city primary schools, down from 5% in 2011/12 and below the English average;
  - 50% of children gained 5 or more good GCSEs in 2012, a third higher than in 2007;
  - continued to invest in schools by improving the buildings at a further 19 schools, taking the total investment to more than £250m;
  - invested in a further 7 primary schools to increase the number of places available and to improve facilities.
- 3.5 Since the Council Plan was approved, portfolio remits have been revised and Councillor Webster's role now covers education, employment and skills. This has resulted in the inclusion of the following priorities in Councillor Webster's remit:
- aims over the next 4 years:
    - see every person in Nottingham with the skills and ambition to find work and create jobs to give our working age citizens the incentives to seek work and be involved in training and self-improvement by themselves;
  - key things that will be done:
    - guarantee a job, training or further education place for every 18-24 year old;
    - use our influence to deliver a co-ordinated further education offer within the city that is judged good or outstanding by Ofsted.

#### **4 List of attached information**

4.1 None.

#### **5 Background papers, other than published works or those disclosing exempt or confidential information**

5.1 None.

#### **6 Published documents referred to in compiling this report**

6.1 Council Plan 2015-19.

#### **7 Wards affected**

7.1 All.

## **8 Contact information**

- 8.1 Laura Wilson  
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<b>OVERVIEW AND SCRUTINY COMMITTEE</b>
<b>8 FEBRUARY 2017</b>
<b>THE PRIVATE RENTED SECTOR IN NOTTINGHAM</b>
<b>REPORT OF THE CORPORATE DIRECTOR FOR STRATEGY AND RESOURCES</b>

**1 Purpose**

- 1.1 To review the current issues with the private rented sector in Nottingham and the Council's strategic and operational approach to the sector.

**2 Action required**

- 2.1 The Committee is asked to consider the Council's approach to the private rented sector in Nottingham.

**3 Background information**

- 3.1 The Council Plan 2015-2019 identifies the private rented sector as a focus for improvement as part of an overall objective to improve the quality of the City's housing.
- 3.2 The private rented sector makes up a large proportion of the City's housing market. The sector provides a source of accommodation for young professionals working in the City, supports the City's large student population, and provides housing for people on lower income.
- 3.3 There have been many changes to the sector locally and nationally, the impact of which need to be understood and monitored. The attached paper gives a detailed explanation of the sector and work being done.

**4 List of attached information**

- 4.1 Nottingham's Private Rented Sector: Current Issues and The Council's Approach.

**5 Background papers, other than published works or those disclosing exempt or confidential information**

- 5.1 None

**6 Published documents referred to in compiling this report**

- 6.1 None

**7 Wards affected**

7.1 All

**8 Contact information**

Laura Wilson, Senior Governance Officer  
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**OVERVIEW AND SCRUTINY COMMITTEE**  
**8 FEBRUARY 2017**

**NOTTINGHAM'S PRIVATE RENTED SECTOR: CURRENT ISSUES AND THE COUNCIL'S APPROACH**

**1. Introduction**

1.1 This paper examines the current issues affecting the private rented sector (PRS) in Nottingham, its place within the City's housing market, and the Council's approach to the sector, from both a strategic and an operational perspective. The Council Plan 2015-2019 identifies the PRS as a focus for improvement as part of an overall objective to improve the quality of the City's housing, whether rented or owner occupied.

**2. Nottingham's PRS in context**

2.1 Nottingham has significantly lower levels of home ownership than the rest of the country: 42% compared with 64% nationally. Lower than average earnings makes home ownership more challenging within the City, despite the lower than average house prices. Therefore the Council recognises the importance of the PRS as part of the City's housing market. It is an easy-access, relatively affordable housing type which fits with the lifestyle and life choices for many of the population. The sector helps to support the City's economy and ambitions for growth by providing a source of accommodation for young professionals working in the City. Many of these workers are not able to access socially rented properties and not yet ready to make the step up to home ownership and thus seek the flexibility that private renting offers. The sector also supports the City's large student population and provides housing for people on lower incomes through the local housing allowance (LHA) system.

2.2 The City's PRS has expanded dramatically in recent years:

Table 1: the growth and relative share of market: (2001 census, 2011 census, BRE survey 2016, English Housing Survey 2015)

<b>Data Source</b>	<b>Nottm/National</b>	<b>PRS</b>	<b>%</b>	<b>Owned</b>	<b>%</b>	<b>Local Authority</b>	<b>%</b>	<b>Housing Association</b>	<b>%</b>
2001 census	Nottm	15,035	6.5	58,063	50	31,200	33.4	7,590	6.5
	National	2.5m	11	14m	69	2.7m	13.2	1.2m	6.1
2011 census	Nottm	27,300	21.6	56,867	45	26,176	20.8	11,310	9
	National	3.4m	15.4	14m	63.4	2.01m	9.4	1.8m	6.3
2015/16	Nottm (BRE 2016)*	43,364	32	56,416	42	All social housing 35,619			26
	National (English Housing Survey 2015)*	4.3m	19	14.3m	64	All social housing 3.9m			17

*\*For most recent updates the sources are The 2016 BRE Survey commissioned by the Council (Nottingham) and the 2015 English Housing Survey (National). Neither of these studies separate local authority and housing association stock and therefore have a combined social housing total.*

*NB census percentages do not necessarily add up to 100% owing to "other" categories in the data.*

The growth of the PRS has been largely at the expense of owner occupation, but the social sector has declined also. The reasons for the growth of the PRS are complex; however limited access to ownership is the main reason and this reflects a national trend. The reasons for the increase in the PRS in the UK were well summarised by the University of Sheffield in 2015:

*“The first is the decline in council housing (due to privatization and failure to replace units sold), which pushes more poor households into the private rented sector. Indeed the increasing cost of private renting, especially at the lower end of the market, may be due to the inflationary effects of housing benefit.*

*The second reason behind the expansion of the private rented sector is the massive growth of buy to let landlords. The deregulation of the private rented sector in the late 1980s removed rent controls and introduced shorter tenancy agreements, which enhanced the attractiveness of the sector to investors. But it was only when banks rolled out mortgage products designed for buy-to-let landlords, in 1996, that the private rented sector began to grow more rapidly. In concert with the larger global credit boom, house prices rose dramatically over the late 1990s through 2007, securing large capital gains for buy to let landlords.*

*A third reason the private rented sector has been growing is that homeownership is increasingly out of reach in the UK. House prices have been rising faster than earnings, in part due to buy-to-let landlords, who primarily invest in existing housing stock. Thus the nation’s private rented sector is growing because both council housing and homeownership are less and less available, while also becoming a site for investment with the loosening of regulations and increase in financing”<sup>1</sup>*

In Nottingham the increase in student accommodation also accounts for some of the increase, although the growth in this area has probably ceased due to the Council’s adoption of a citywide Article 4 Direction and the large scale expansion of the purpose built student accommodation market.

Nottingham’s PRS breaks down into the following broad uses:

Student housing – approx. 14%

Housing benefit – approx. 22%

“Mainstream” PRS users – approx. 64%

**NB these proportions are very rough estimates.**

### **3. Key issues in the sector – nationally and locally**

3.1 National policy: The 2015 Summer Budget signalled a very clear shift in Government policy towards the PRS. Clearly concerned about the decline in home ownership, the Government sought to introduce what it saw as more of a level playing field between people buying for occupation and buy to let purchasers by removing tax relief on buy to let mortgages. It also removed the tax allowance on wear and tear and placed an additional 3% stamp duty on buy

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<sup>1</sup> Comment: “The growth of the investor class within the private rented sector”, University of Sheffield website April 30<sup>th</sup> 2015

to let property sales. The long term impact of these policies remains to be seen, but landlord groups have stated that they could significantly deter buy to let landlords and lead to a decrease in the supply of PRS homes.

The current Government has also shown a greater interest in increasing regulation in the PRS, shown by its recent proposals to extend the scope of mandatory HMO licensing. Proposals were recently consulted upon, and the responses being analysed by Government. The proposals could result in a significant extension of licensing across the HMO sector.

3.2 Local property conditions: The Council recently commissioned the Building Research Establishment (BRE) to carry out a survey of private housing. Some of the key findings were:

- properties in the private sector are more than twice as likely to experience disrepair as those that are owner occupied;
- the incidence of Health and Housing Safety Rating System (HHRS) Category One hazards is 21% for the PRS and 18% in the owner occupied sector;
- areas with a high proportion of PRS are more than twice as likely to experience issues of disrepair and 1.5 times more likely to experience excess cold.

(Source: Integrated Dwelling Level Housing Stock Modelling for Nottingham, BRE, October 2016)

Our own data shows that two thirds of complaints about property disrepair or poor/sub standards received by the Council (2009-15) are attributable to private rented properties that are not HMOs.

### 3.3 Trends in rents

Table 2: trends in rents in the PRS in Nottingham

	<b>Dec-2016</b>	<b>Aug-2016</b>	<b>Jun-2016</b>	<b>Mar-2016</b>	<b>Dec-2015</b>	<b>Jul-2016</b>	<b>Mar-2015</b>
<b>1 bed</b>	121	114	114	109	misrecorded	103	103
<b>2 bed</b>	132	160	126	121	125	126	126
<b>3 bed</b>	150	144	144	137	138	137	136

Source: Hometrack

Rising rents can potentially be seen as a proxy for increased demand; so from this point of view demand for PRS accommodation in the City is healthy.

Table 3: Nottingham's rents in comparison to other cities:

	<b>Nottingham</b>	<b>Leicester</b>	<b>Lincoln</b>	<b>Sheffield</b>	<b>Derby</b>
<b>1 bed</b>	121	115	108	114	103
<b>2 bed</b>	132	138	126	126	121
<b>3 bed</b>	150	167	143	144	144
<b>4 bed</b>	234	260	150	206	184

Source: Hometrack

## 4. The Council's Approach to raising standards in the PRS

The Council has a multi-faceted approach to raising standards in the PRS with this work primarily being carried out in Community Protection, Environmental Health and Safer Housing team. There are two interacting teams:

### 4.1 Safer Housing

The Council is committed to improving housing conditions in the private rented sector via its Safer Housing team this service provides a one stop shop for all in relation to private rented homes. The team's primary purpose is the protection of the safety health and wellbeing of citizens.

The team leads on the following:

- one stop shop for all private rented housing matters;
- responding to citizen requests for support;
- support and enabling landlords and tenants;
- enforcement associated with landlords that fail to licence houses in multiple occupation (HMO) or run sub standards properties;
- rogue landlords;
- illegal (linked to rogue landlord or unlicensed HMO) and retaliatory evictions;
- accreditation - work with DASH and UNIPOL deliverers of the Nottingham Standard accreditation scheme (see "Accreditation" below);
- responses to exploitation, crime, fraud and safeguarding affecting tenants and associated with the PRS housing conditions and management;
- burglary reduction in HMO's;
- partnership approaches with the fire service, students, universities and others;
- proactive approaches to respond to PRS matters that affect citizen health or fall within the council's statutory responsibilities/priorities a current area of focus is fuel poverty reduction.

In accordance with the enforcement policy the team utilises a 5-stage enforcement model. The enforcement options that are available, having considered all relevant information and evidence are:

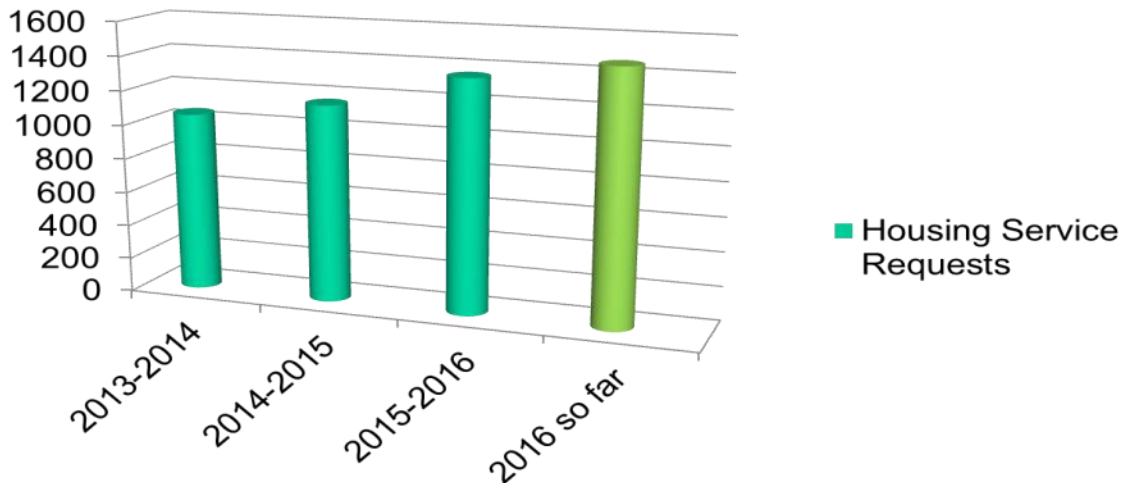
- Stage 1 Advise – providing support and / or seeking co-operation
- Stage 2 Warn – warning letters, threat of legal action
- Stage 3 Initial Enforcement – Legal notices, licence revocation / refusal
- Stage 4 Substantive Enforcement – Legal notices, prosecutions, works in default, interim management orders, simple cautions
- Stage 5 Breach – Prosecution, Final Management Orders

Where there is a history of noncompliance enforcement / prosecution becomes the first option. Responses are based on risk and a service standard is in place providing guidance on response times and approach.

#### Service Requests

Citizen, wider council and partner requests to the team have increased year on year since 2013/14, with over 4,500 having been received since 2013. Requests vary from very dangerous conditions such as structural safety, dangerous gas

and fire risks, filthy and verminous conditions, no heating and hot water to smaller but serious matters that impact on long term physical and mental health and chronic illness. These include recurrent mould from condensation, risk of falls, cold and draughty homes as well as worries about matters such as property security. In this period the team has improved 1866 properties, 824 of which were in 2015/16 when the team received additional funding under the national Rogue Landlord programme to temporarily increase the number of officers and publicise the service.



Compliance and Enforcement Performance to November 2016

1441 requests for service.

40 homes have been closed or received emergency works because of dangerous and unsafe conditions. Over 317 hazards removed and 106 formal notices requiring improvement served.

Rogue Landlord Initiative

The Council has been successful on 2 separate occasions in applying to CLG for support in tackling rogue landlords. This has enabled the Council to undertake proactive work on identified high risk, poorly managed and properties, landlord and officer training and focussed investigation work in neighbourhoods. Outcomes included prosecutions for failure to licence and breaches of HMO Management Regulations and failing to comply with Housing Act notices. Although the funding has now been used, new ways of working have been embedded in the team to allow some of this work to continue. A further bid has been made for funding for 2017- 2019 the outcome of which is due shortly.

Information for Tenants and Landlords

The Council already has engagement with landlord’s and certain tenants groups through officer and councillor meeting, newsletters and contribution to the landlord’s EXPO exhibition for landlords. There is a strong student university council liaison. Further information gathering is underway and once complete it is proposed to operate an operational officer/ landlord liaison group and consider how tenant liaison can be further developed.

The web site is and will increasingly be used as a source of information to support both landlords and tenants.

A partnership approach with the regional Decent and Safe Homes (DASH) organisation provides independent advice and guidance to landlords and tenants.

### Universities and Students

Nottingham as a university city with over 50,000 students, many of whom live in “on street”, ie PRS houses, as well as greater numbers living in purpose-built accommodation. The team has a regular meeting plan and presence at student events to support students living in safe well managed homes many of which fall under HMO licensing (see Housing Licensing and Compliance below).

The Council, through its work with Unipol, secures the accreditation of many student homes to guarantee standards of condition and management above the legal minimum as well as providing advice for students, e.g. directing house hunting students to accredited homes.

### Burglary Reduction

An officer employed in the team is part funded by the police and has a focus on burglary reduction in areas of the city where there was some of the highest rates of burglary. This work has made a difference and has encouraged and required landlords to do security works in properties that have been burgled or are vulnerable to burglary. This year (up to December 16) 47 homes have been improved and protected against burglary.

### Projects

The joint strategic needs assessments (JSNAs) on excess cold and on housing highlight that cold homes are a major contributor to harm for the young and elderly. Two officers have been trained in the team as energy assessors and are carrying out targeted inspection work to reduce fuel poverty and drive energy efficiency improvements in homes. The team is also supporting, through the partnership with health and across the County, the Warm Homes on Prescription scheme.

There is an advice and inspection plan to support citizens and other Council teams relating to safe housing accommodation for young people and supported housing for vulnerable people as well as developing a Safer Housing Pack that seeks to support landlords.

## 4.2 Housing Licensing and Compliance

The licensing of houses brings in controls that are not available through other legislation: there is a responsibility of the landlords to proactively licence and provide property addresses, a requirement that the landlord is fit and proper, that the property meets minimum standards of safety, size and amenity and that the property/management meets conditions set by the Council in relation to standards. This protects tenant safety and wellbeing, contributes to preventing anti-social behaviour and badly managed homes causing problems in the neighbourhood.

### Mandatory Licensing

The mandatory licensing of HMO (properties of 3 storeys or more with 5 or more occupiers) came into effect in 2006. There are 2000 mandatory licensable HMO's in the city and the 5 year cycle of licensing renewal and compliance checks is the core business of the team. The number of mandatory licensable properties is increasing. The review of performance in October showed the following:

Table 4: Summary of mandatory licensing work to 1 October 2016:

Number of mandatory licensable HMOs at 1 Oct 2016	2000
Prosecutions for failure to licence	45 HMOs 28 landlords
Licences refused or revoked	191
Cautions issued for failure to licence or breach of licence conditions	13 HMOs /8 landlords
% compliant at first inspection	44%
HMO Licensing appeals to property tribunal	23
Properties improved	518
Organisations and partners regularly worked with	17

The scheme has contributed to improving property standards and management. There are clear benefits that have been achieved so far through the Mandatory Licensing scheme including:

- properties with gas and electric safety certificates and licence conditions requiring the licence holder to be pro-active in dealing with issues;
- 518 properties improved;
- improved facilities and amenity provision in properties;
- a 5 year cycle of licence holders and managers having to be re-considered under the criteria in place for issuing licences to them;
- positive working relationship with accreditation partners and many landlords;
- increased awareness of licence holders responsibility and the Council's role in intervening and ensuring compliance;
- collaborative approaches with Planning colleagues.

### Additional Licensing

A discretionary scheme of additional licensing scheme began on 1 January 2014 and runs until 31 December 2018. The scheme covers an anticipated 2900 HMOs of 2 storeys or more with 3 or more occupiers in the inner city wards of the city. The review of performance in October 2016 showed the following:

Table 5: Additional Licensing performance to 1 October 16 (unless detailed)

Licence applications received (January 17) Almost 2000 licences have been issued and all licences applications received to date will have been issued or refused by the end of March 17	2300
% of with extra, property specific conditions / restrictions	72%
Licences refused/ revoked	116

% compliant at first inspection	45%
HMO's known to be improved	176
Prosecutions associated with additional licensing	2

The team works informally and formally with licence holders and managers. Where there has been a pattern of lower level non-compliance officers will try to engage positively, and this approach has been well received and has often brought improvement. Some landlords have welcomed compliance inspections and were pleased that it is not just about issuing licences with no further involvement with the property.

From January this year as most of the licenses are now issued the focus moves to compliance checks to achieve the delivery of the additional licensing scheme outcomes.

### Selective Licensing

The Council is at consultation on a proposal to introduce a citywide licensing scheme for all private rented homes (excluding houses in multiple occupation). If introduced this scheme will bring some 35,000 homes into a licensing scheme. Details of this can be found at [www.nottinghamcity.gov.uk/selectivelicensing](http://www.nottinghamcity.gov.uk/selectivelicensing)

### What's Next for Safer Housing and Housing Licensing and Compliance?

- Possible introduction of Selective Licensing;
- possible additional funding for a Rogue Landlord project;
- review of Additional Licensing and the decision of whether to cease or renew this scheme;
- legislation changes to extend of mandatory licensing;
- introduction of the Housing and Planning Act 2016 which is likely to include:
  - fixed penalty notices;
  - register of rogue landlords;
  - banning orders;
  - strengthening of fit and proper criteria, etc.
- outcomes of the PRS house condition survey and actions required;
- minimum "E" rated Energy Performance Certificates (EPC) for all private rented homes due 2018;
- package of advice available for all landlords;
- possible development of smoke free homes to discourage tobacco use.

### Challenges and opportunities:

- demand for the service;
- complexity of interdependencies across different agenda's;
- ability to secure improvements for citizens and landlords – energy – health;
- recognition of importance of housing in the Health and Well Being Strategy;
- Health and Housing Partnership Group refreshed and membership expanded;
- Memorandum of Understanding on Housing and Health, which brings a collaborative approach to housing interventions which have a significant impact on health and wellbeing;
- new legislation.



### 4.3 Landlord and Property Accreditation

As noted above, the Council fully supports and part funds Unipol's student accommodation accreditation service in Nottingham, and has done so since 2007. It also funds an accreditation scheme for non-student homes which is operated by Decent and Safe Homes (DASH), also already referred to in this report. Together, these schemes make up an overarching minimum standard for privately rented accommodation across the City known as the "Nottingham Standard". The Nottingham Standard enables landlords to demonstrate that they manage good quality homes and gives confidence to renters that their accommodation is safe and well managed.

The Nottingham Standard initiative has been successful in attracting good landlords: it now covers nearly 2,500 PRS properties in the City (approx. 6% of the sector). This is however a relatively low level of coverage, leaving over 90% of properties unaccredited for which there is little or no guarantee of basic quality standards, other than those covered by HMO licensing. Like all accreditation schemes membership is voluntary, and the Council's experience with accreditation has shown that it will not achieve the coverage across the sector needed to give comfort of consistently satisfactory standards. This is one of the reasons why the Council has decided to pursue a selective licensing scheme. However, accreditation and licensing are not mutually exclusive tools: they can work together. Accredited landlords lighten the burden on our licensing and enforcement teams, which is why in the proposed selective licensing scheme a significant discount on the licence fee is proposed for accredited landlords.

## **5. The use of the PRS in homelessness prevention**

5.1 The Council makes significant use of the PRS in order to prevent homelessness, via the Nottingham Private Rented Assistance Scheme (NPRAS). This scheme aims to make full use of the PRS as a homelessness prevention tool, as well as a source of suitable accommodation through which full homelessness duties can be discharged.

The scheme assists landlords and tenants by:

- providing a Guarantee Bond in lieu of a deposit for all successful applicants and four weeks rent in advance for those eligible for Housing Benefit;
- NPRAs Tenants' Passport ensures that the holder is tenancy ready and provides proof that the tenant is being assisted by the scheme to secure a privately rented property.

The scheme also offers a range of incentives and support packages to landlords accepting NPRAS clients, including all the benefits of the Nottingham Standard accreditation scheme, updates on changes to Housing Benefit legislation, direct links with the Landlord Liaison team at Housing Benefits, legal advice in relation to tenancies, and referrals to housing related support providers if required.

## **6. Use of Planning Powers**

- 6.1 The Council has successfully made use of planning powers in two key ways in recent years in order to influence the impact of the PRS on local communities:
- lettings boards restrictions: tackling the unsightly preponderance of “To Let” boards in key areas through restrictions on the times they can be displayed and their appearance and placement;
  - citywide Article 4 Direction: In operation since 2012, in order to control the further growth of HMOs, the Direction makes it a requirement to seek planning permission to convert a family home into the HMO class of property.

## **7. Entry of Nottingham City Homes into the market**

- 7.1 Nottingham City Homes (NCH) has set up a market-rented arm which is acquiring private properties for rent outside of its core business of managing the Council’s stock. NCH currently have 33 properties and aim to have 100 properties by March 2018. NCH will bring the high standards of management and maintenance it applies to the Council’s stock to its PRS stock and hopefully be a positive influence on the sector.

## **8. Encouragement of purpose built PRS development**

- 8.1 The Council believes that high quality PRS homes can be a very appropriate, easy access/exit form of housing for young professionals and graduates. Therefore, new development of this type of housing is broadly welcomed. This type of development is preferable to ones for sale which then become pepper-potted with buy to let properties, making the overall control and management of the building more problematic.

## **9. Conclusion**

- 9.1 The PRS is a thriving, fast-growing part of the housing market in Nottingham. This paper has illustrated that the Council values the role of the PRS in providing homes for many of our citizens in a number of different situations. The sector’s growing importance means that it is all the more important that it delivers higher standards. The paper has shown the breadth of the Council’s efforts at both a strategic and operational level to improve the sector. However, it remains an under-regulated part of the market. The Council’s objective is to raise the standard of the PRS as part of a multi tenure approach to improving housing quality. The continuation of the work described above, and the potential introduction of selective licensing will, it is hoped, deliver the improvement we want to see.

Graham de Max, Housing Strategy and Partnerships Manager, Development and Growth

Lorraine Raynor, Chief Environmental Health Officer and Safer Housing Officer, Community Protection Commercial and Operations

<b>OVERVIEW AND SCRUTINY COMMITTEE</b>
<b>8 FEBRUARY 2017</b>
<b>WORK PROGRAMME 2016/17</b>
<b>REPORT OF THE CORPORATE DIRECTOR FOR STRATEGY AND RESOURCES</b>

**1. Purpose**

To consider and set the overall programme and timetable for scrutiny activity for the forthcoming year.

**2. Action required**

- 2.1 The Committee is asked to note the items scheduled on the work programme for the Overview and Scrutiny Committee and Scrutiny Review Panels for 2016/17.

**3. Background information**

- 3.1 One of the main roles of the Overview and Scrutiny Committee is setting, managing and co-ordinating the overall programme of scrutiny work. This includes:

- mapping out an initial programme for scrutiny at the start of the municipal year
- monitoring progress against the programme throughout the year, and making amendments as required
- evaluating the impact of scrutiny activity and using lessons learnt to inform future decisions about scrutiny activity.

- 3.4 In setting the programme for scrutiny activity, the Committee should aim for an outcome-focused work programme that has clear priorities and is matched against the resources available to deliver the programme. It is intended to hold fewer, but more in depth reviews which will enable panels to explore and challenge more.

Commissioning scrutiny reviews

- 3.5 Delivery of the programme will primarily be through the commissioning of time-limited (2 to 3 meetings maximum) review panels to carry out reviews into specific, focused topics. All reviews must have the potential to make a positive impact on improving the wellbeing of local communities and people who live and/or work in Nottingham; and to ensure resources are used to their full potential, reviews must have a clear and tight focus and be set a realistic but challenging timetable for their completion.
- 3.6 In setting the programme of scrutiny reviews, it is important that the programme has flexibility to incorporate unplanned scrutiny work requested in-year. However, the Committee will only be able to schedule

unplanned work after it has reassessed priorities across the scrutiny programme and considered the impact on existing reviews of the diversion of resources. When the Committee monitors the overall programme for scrutiny at each meeting there will be opportunity to do this.

- 3.7 The Committee held a workshop session in March 2016 and identified a number of areas for consideration during 2016/17. These topics have been identified and are listed in Appendix 1 to this report.
- 3.8 When establishing a review panel, the Committee needs to decide on:
- a clear and tight remit for the review
  - a timescale within which the review should be carried out
  - size of review panel, including whether any co-opted members should be involved
  - chair of the review panel (to be appointed from the pool of five scrutiny chairs)
- and should have regard to the need over the year to engage as many councillors as possible in the scrutiny process.

#### Policy briefings

- 3.9 Through the process of developing the programme for scrutiny, the Committee may identify issues which call for a policy briefing. The purpose of these briefings is to inform councillors about a current key issue or to prepare councillors for review work that has been commissioned. These informal briefings will not be occasions for scrutiny to be carried out, although they may result in a suggestion for a new scrutiny topic, which would need to be considered by this Committee against the current programme for scrutiny and available resource.
- 3.10 Policy briefings will not form part of the Overview and Scrutiny Committee's agenda but will be held separately and be open to all councillors to attend.

#### Monitoring programme for scrutiny

- 3.11 On an ongoing basis the Committee will be responsible for managing and co-ordinating the programme for scrutiny and assessing the impact of scrutiny activity. At all future meetings the Committee will monitor the progress of the programme, making amendments as appropriate.

### **4. List of attached information**

- 4.1 The following information can be found in the appendices to this report:

Appendix 1 - feasibility criteria for topics

Appendix 2 - long list of main scrutiny topics

Appendix 3 - long-list of potential future OSC/SRP topics

5. **Background papers, other than published works or those disclosing exempt or confidential information**

5.1 None

6. **Published documents referred to in compiling this report**

6.1 None

7. **Wards affected**

7.1 Citywide

8. **Contact information**

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## Appendix 1

### Feasibility Criteria

<b>Decision making and being a critical friend</b>	<b>Is it a topic/key decision which requires consultation with Overview and Scrutiny <u>prior</u> to the decision being taken.</b>	Yes – include. No – apply other criteria and consider removing
<b>Public Interest and relevance</b>	<b>Is the topic still relevant in terms of it still being an issue for citizens, partners or the council in terms of performance, delivery or cancellation of services?</b>	Yes – apply other criteria and consider inclusion No – apply other criteria and consider removing
<b>Ability to change or influence</b>	<b>Can the Committee actively influence the council or its partners to accept recommendations and ensure positive outcomes for citizens and therefore be able to demonstrate the value and impact that scrutiny can have?</b>	Yes – apply other criteria and consider inclusion No – apply other criteria and consider removing
<b>Range and scope of impact</b>	<b>Is this a large topic area impacting on significant areas of the population and the council’s partners <u>or significant impact on minority groups</u>.  Is there interest from partners and colleagues to undertake and support this review and will it be beneficial?</b>	Yes – apply other criteria and consider inclusion No – apply other criteria and consider removing
<b>Avoidance of duplication of effort</b>	<b>Is this topic area very similar to one already being scrutinised in another arena or has it already been investigated in the recent past?</b>	Yes – consider involvement in the existing activity or consider removing No – apply other criteria and consider inclusion.

Work Programme 2016/17

8 March 2017	<ul style="list-style-type: none"><li>• <b>Cycling Strategy in Nottingham</b></li></ul> <p>(Transport colleagues)</p> <ul style="list-style-type: none"><li>• <b>Work Programme</b> To agree a draft work programme for 2016/17</li></ul>
5 April 2017	<ul style="list-style-type: none"><li>• <b>Work Programme Session</b> To agree a draft work programme for 2017/18</li></ul>

Scrutiny Review Topics 2016/17

	<b>Topic</b>	<b>Comments</b>
1	<b>Graduate retention and recruitment in Nottingham</b> – a review to look more closely at what work is taking place to improve and encourage graduates to remain in the city.	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Azad Choudhry to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>
2	<b>Impact of Welfare Reform in Nottingham</b> – What is the impact of the Welfare Reforms introduced in April 2013 on citizens and services in Nottingham.	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Glyn Jenkins to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>
3	<b>Fracking in Nottingham and Nottinghamshire</b> – a review to look closely at the impact of fracking in Nottingham and neighbouring authorities.	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Brian Parbutt to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>
4	<b>Effectiveness of Nottingham City Council's consultation process</b>	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Glyn Jenkins to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>
5	<b>Parking enforcement in Nottingham</b>	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Azad Choudhry to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>
6	<b>Housing regeneration in Nottingham</b> – Nottingham City Council aims to build 2,500 new houses that Nottingham people can afford to rent or buy. Is that a deliverable target?	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Sue Johnson to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>
7	<b>Cycling in Nottingham</b> – Nottingham City Council has an ambitious vision for a cycle city and recently secured £6.1m to kick start an overhaul of the Council's cycling facilities.	<p><b>Status – to be scheduled</b></p> <ul style="list-style-type: none"> <li>• Councillor Glyn Jenkins to chair the Panel.</li> <li>• Scope needs to be finalised with chair and submitted for approval to OSC.</li> </ul>