
Update on the Housing Crisis Declaration and Action Plan

Housing Scrutiny Commission- 18th March 2025

Assistant Mayor for Housing: Cllr Cutkelvin
Lead director/officer: Chris Burgin

Useful information

- Ward(s) affected: All
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- Report version number: v1

1. Summary

- 1.1 The Council declared a Housing crisis on the 24th November 2022.
- 1.2 This report provides a progress update to the Housing Scrutiny commission setting out progress on delivery of the Housing Crisis actions.
- 1.3 Overall, good progress has been made with the delivery of the action plan, out of a total of 16 LCC actions 11 have now been completed and are business as usual and 5 are in progress.
- 1.4 Again, overall good progress has been made with the delivery of the action plan associated to Government demands. Out of 16 demands, 12 are in progress and 4 have been completed. All actions are progressing positively and are expected to complete through 2025.

2. Recommended actions/decision

- 2.1 To note the progress made with the Housing Crisis Actions and provide any comments and feedback.

3. Scrutiny / stakeholder engagement

- 3.1 Report is solely for Housing Scrutiny commission consideration

4. Detailed report

- 4.1 In November 2022 Leicester City Council declared a Housing crisis calling for urgent action from central Government to ease pressure caused by the growing demand for affordable, decent housing.
- 4.2 Factors including the loss of thousands of council homes under the Government's Right to Buy scheme, a growing population and the cost of living crisis mean that thousands of families in the city are in desperate need of homes.
- 4.2 In advance of the declaration the Housing Scrutiny committee undertook a task group on the matter, chaired by Cllr Stephen Gee. The outcome of this Task Group was a number of recommended actions required of government and of Leicester City Council. The recommendations report is embedded in Appendix 3.

4.3 This report provides a progress update to the Housing Scrutiny commission setting out progress on delivery of the Housing Crisis actions after the last report was provided on the 12th March 2024.

Leicester City Council Actions

4.4 A full table containing the 16 actions required of Leicester City Council is contained within Appendix 1.

4.5 Overall, good progress has been made with the delivery of the action plan, out of a total of 16 LCC actions 11 have been completed and 5 are in progress.

4.6 To draw out headline progress;

Maximise Council Housing Delivery

The Council has a very clear pipeline of Council and Affordable housing delivery for 2023 to 2027 of 1,500 new homes and the focus of attention has been on the delivery with good progress being made on these. The Council continues to be on track to deliver in excess of the 1,500 units. It should be noted that there continue to be additional barriers and challenge to delivery in this market including the current limitations to construction industry capacity and desire to take on new Housing building and conversion contracts and also the inflationary pressures that have had a significant impact on the cost of works and confidence in the market to take on new works. Reports have been provided separately to update the Housing Scrutiny Commission on this matter setting out how the Council has continued to work agilely to deliver the pathway and attract contractors and builders to bid for current procurement opportunities.

Work has also commenced on collating all available sites across Leicester available and suitable for Housing to deliver Affordable Housing beyond this 4 year period and for the next 10 years.

All applicable existing sites have been examined and a comprehensive list of sites believed to be available, suitable and deliverable for Affordable Housing delivery has been collated. Work is now ongoing with private owners around developing and bringing forward these sites, work has commenced on currently available sites within the Local plan and preparations taken place for those sites that could be available for Residential property building when the New Local Plan is approved.

Trainer accommodation units being developed as part of the ZIP acquisition. A report was submitted and approved at Full Council to deliver 225 Temporary accommodation homes and 125 leased properties at a cost of £45m in February 2024. The Housing Division have employed a Supported Housing Manager in a step towards developing a growing alternative offer for those that General needs Housing is not suitable for.

Tackle poor quality housing in the City

The council has a live Private Rented Strategy that has a robust action plan that is being actively delivered upon to tackle poor quality Housing in the City. Excellent progress has been made on most of the PRS strategy actions and this includes the delivery of a new Selective Licencing scheme in designated part of the City and a Call before you serve offer to PRS landlords and their tenants to prevent Homelessness. The Council has also

recently enhanced its PRS offer to private landlords to work with them to increase access to the PRS for those facing Homelessness. The PRS strategy progress update is provided periodically to CMB & HSC and a review of the strategy and actions is currently being undertaken by Senior Officers to ensure the strategy and action plan has ongoing focus on the key priorities.

Work with other providers to facilitate affordable housing in the city

The Council continue to work with Registered providers in the City to deliver new Affordable Housing, Midland Heart are actively working on Abbey Park Road ex bus depot and will deliver 72 new units by 25/26 on this site and 13 on Barkythorpe Road site. Nottingham Community Housing association are actively delivering 58 new homes by July 2025 on Meadows Way in the City

Regulation 19 Draft Local Plan was consulted on in November 2022. Following review of consultation responses the plan was submitted to Govt for independent review. Examination in Public of Local Plan has now taken place with positive feedback on the plan.

Plan evidence includes detailed central area brownfield assessment to identify potential development sites/urban capacity. Local Plan identifies city wide development sites that may be suitable for council housing and availability of non central brownfield sites should be kept under review.

Central Government demands & actions

4.7 A full table containing the 16 actions demanded and required of government is contained within Appendix 2.

4.8 Again, overall good progress has been made with the delivery of the action plan associated to Government demands. Out of 16 demands, 12 are in progress and 4 have been completed.

4.9 To draw out headline progress;

Funding for 150,000 new Social Homes a year

The Government committed £11.4 billion in funding over the five-year Affordable Housing Programme (AHP) with all this money funnelled through Homes England and this is expected to support the delivery of up to 180,000 new homes with completions up to 2028. Homes England allowed councils to become strategic partners for the first time, with only housing associations previously permitted.

The Housing Delivery team meets regularly with Homes England over Affordable Housing delivery and are using these meetings to promote the need for extended AHP funding and secure funding for Leicester City Council.

Additional funding of over £1m has been secured from Homes England towards the ZIP purchase, a bid is in for Homes England funding for 20 units of acquired accommodation. Other capital funding has been secured through the Local Authority Fund for 10 units of accommodation. A bid has also been successful for a further 8 units of accommodation.

The Council is currently reviewing its full Housing delivery pipeline of delivery sites and intends to submit significant bids during 2025/26 to secure increased housing investment from the AHP in to Leicester for new Council Housing.

Large, sustained increase in Local Housing Allowance rates to address affordability

The council has successfully lobbied government on this matter and government have responded and agreed in the Autumn budget statement to increase National Housing Allowance rates to the 30th percentile level from April 2024.

Rates are set out in the following table for Leicester.

Leicester	LHA Rate per week 2023/24	LHA rate per week 2024/25
Shared Accommodation	78.00	91.00
1 bed	103.56	124.27
2 bed	130.03	149.59
3 bed	155.34	178.36
4 bed	205.97	241.64

This enables more tenants to find more affordable PRS tenancies in the City. A rise from approximately 3% prior to the rise which was determined by De Montfort university.

Legislate to end Section 21 "no fault" evictions

Successful lobbying and meetings with Senior Directors have been undertaken and this matter highlighted this as a significant reason for Leicester's Homelessness promoting the need to change the law on this matter. Government have committed to change the law on S21 and abolish this.

New legislation is currently heading through parliament to change this and strengthen tenants rights in PRS (this could be 2025/2026).

Landlords will lose the "no fault" eviction option as "Section 21" is to be abolished and the new regime will allow landlords to regain possession of their property only in "reasonable circumstances" relying on statutory grounds for possession to be defined within the new legislation. New "beefed-up" grounds will permit a landlord to end the tenancy if they intend to sell or wish close family to move into the property, provided at least six months has passed since the beginning of the contract.

It will also become illegal to impose a blanket ban on renting to families with children or those in receipt of benefits.

Tenants will be permitted to end their tenancy at any time on giving two months' notice.

The government have however not gone as far as introducing legislation to create 5-year minimum Private Rented Sector tenancies, another Housing crisis demand of government. Leicester will continue to press for these.

Right to Buy

At the budget the Government changed the rules involving the right to buy scheme. The changes are that:

- Discounts for purchases through the Right to Buy scheme will revert to pre-2012 levels and will be more reflective of local housing markets. (discounts now range from £16k to 38k)
- There will no longer be a requirement for both local authorities and housing associations to return a proportion of the capital receipt generated by the sale of the home.
- Discounts will no longer be automatically increased annually by CPI, but instead will be subject to review on an ad hoc basis.
- The cost floor period will increase from 15 to 30 years.

These changes came into effect on 21 November 2024 and any applications received on or after that date are subject to the reduced discount level.

The government is now seeking views on the next phase of reforming Right to Buy. Proposals in the consultation include:

- Increasing the three-year minimum tenancy period for tenants to be eligible to apply under the scheme.
- Reviewing the current exemptions to the scheme and whether newly built social homes should be exempt for a given period to encourage council investment in new homes.
- Seeking views on the replacement of homes with an emphasis on more social rent homes and if there should be a target to replace all future sales on a one-for-one basis.
- Increasing the period in which councils have the right to ask for repayment of all or part of the discount received when a property is sold from five to ten years.
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The consultation is also proposing changes to the minimum and maximum discounts as a percentage of the property value and applying the same rules to both houses and flats. This is in addition to simplifying the receipts system to make it easier for councils to use this money to buy and build more social homes.

Close loopholes with regulation on holiday accommodation

Govt consulted in May 23 on this issue but is yet to feedback its next steps on this matter. This consultation follows a commitment by government to introduce a short-term lets registration scheme through an amendment to the Levelling-up and Regeneration Bill.

The registration scheme will ensure England continues to provide safe and high-quality guest accommodation, as well as provide data that will help local authorities identify where premises are being let out in their area. It will provide valuable information to help local authorities enforce health and safety regulations and manage the housing market impact of high numbers of short-term lets (where this is an issue).

Give local control and ownership of setting Holiday Home Council tax levels

Homes empty for more than five years will be charged three times the council tax of occupied homes. From April 2021, homes empty for more than 10 years will be charged four times the council tax of occupied homes. Legislation passed in December 2023 allows local authorities to charge up to double council tax rates on second homes. The change will bring the second home council tax rules into line with long-term

empty homes from April 2024.

Cancel Housing Revenue Account Council house debt

The Council has been working with the twenty largest stock owning Local Authorities including Southwark, Bristol, Sheffield, Leeds and Birmingham to propose solutions to government which included the proposal to scrap existing HRA debt.

[20 largest local authority landlords call for new government to save council homes](#)

Their recommendations include urgent action to restore lost income and unlock local authority capacity to work with the new government to deliver its promises for new, affordable homes throughout the country.

The five solutions set out detailed and practical recommendations to the new government:

1. A new fair and sustainable HRA model – including an urgent £644 million one-off rescue injection, and long-term, certain rent and debt agreements.
2. Reforms to unsustainable Right to Buy policies
3. Removing red tape on existing funding
4. A new, long-term Green & Decent Homes Programme
5. Urgent action to restart stalled building projects, avoiding the loss of construction sector capacity and a market downturn

They make up a plan for a 'decade of renewal', with local authorities and central government working together to get 'Housing Revenue Accounts' (HRAs) back on stable foundations, bring all homes up to modern and green standards, and deliver the next generation of council homes.

Introduce a National Landlord Register

The Renters reform bill introduced in early 2023 included the possibility of the creation of a national landlord register. The Renters (Reform) Bill proposes the creation of a new government-operated Private Rented Sector Database which will support a new digital Property Portal.

Under this proposal landlords will be required to sign up and register all properties they let out or intend to let out. It's important to note that the Renters (Reform) Bill is not law as yet.

5. Background information and other papers:

6. Summary of appendices:

Appendix 1 – LCC Actions

Appendix 2 – Government Demands

Appendix 3 – Housing Scrutiny Commission Task Group Report

7. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

No

10. Is this a “key decision”? If so, why?

No

Appendix 1 – LCC Demand

Housing Crisis Action Plan - LCC actions						
Council Housing - general						
Outcome	Detail	Lead Task Owner	Resource requirement	Completion timescales	Progress update	RAG Rating
Maximise Council Housing Delivery	Develop an active Housing delivery plan for the next 10 years	Chris Burgin	Officer time	Ongoing	The focus of attention has been on the delivery of the existing 1,500 units in the 23 to 27 period, with good progress being made on these. Work has also commenced on collating all available sites across Leicester available and suitable for Housing to deliver Affordable Housing beyond this 4 year period and for the next 10 years. All applicable existing sites have been examined and a comprehensive list of sites believed to be available, suitable and deliverable for Affordable Housing deliver has been collated. Work is now ongoing with private owners around developing and bringing forward these sites, work has commenced on currently available sites within the Local plan and preparations taken place for those sites that could be available for Residential property building when the New Local Plan is approved.	Green

	Seek opportunities to invest in Council owned social housing with highly sustainable specification	Chris Burgin	Officer time	Complete / Business as usual	All available sites as being individually planned are considered to meet the highest sustainable specification. A number of existing sites are particularly focussed on delivering as examples of this including Saffron Lane, Lanesborough Road and Stocking Farm	Complete
	Provide more suitable and affordable, temporary and stepped accommodation with a long-term sheltered accommodation offer	Chris Burgin	Officer time, development and building costs	Ongoing	Trainer accommodation units being developed as part of the ZIP acquisition. A report was approved at Full Council on the 18th February 2024 to deliver 225 Temporary accommodation homes and 125 leased properties at a cost of £45m. The Dawn Centre is being developed to add a further 10 independent units of accommodation. Beyond this single units are being acquired that will enable some of this accommodation to be used as this type of accommodation for singles and families. The Housing Division have employed a Supported Housing Manager in a step towards developing a growing alternative offer for those that General needs Housing is not suitable for.	Green
	The council delivery programme to have	Chris Burgin	Officer time	Complete / Business as usual	A full delivery programme that sets out the total delivery expected for the next 4 years, annual delivery and also site	Complete

	clearly identified objectives and targets over the time of the programme.				delivery dates has been completed and agreed. This is now being monitored and overseen by the Housing Deliver Board and will report in periodically to LMB, CMB and HSC.	
Increase and free up existing Council Housing for those in greatest need	Use some of the Affordable Housing Revenue to introduce payments to those council tenants downsizing to make the move more attractive and affordable in order to free up homes for families	Chris Burgin	Recourses to be allocated from the Housing Revenue Account	Complete / Business as usual	Housing have introduced a new scheme called 'Easy Move' to support and incentivise tenants moving out of underoccupied properties. Housing have also promoted the use of Mutual Exchange and the use of the national Home Swapper IT system to deliver more over and under occupying swaps. A budget is also available to facilitate extensions for suitable LCC owned properties to generate space to address overcrowding	Complete
The Council to deliver exemplar low and no carbon new build sites	The council establish the development of an exemplar site of low carbon modular housing, to show that	Chris Burgin	Officer time, development and building costs	Complete / Business as usual	All available sites as being individually planned are considered to meet the highest sustainable specification. A number of existing sites are particularly focussed on delivering exemplar schemes including Saffron Lane, Lanesborough Road and Stocking Farm	Complete

	development s like this can be both stylish and great to live in					
Tackle overcrowding and the need for adaptations in the City	The Council utilises its Overcrowding Strategy and develops an Adaptations Strategy to help those on the Housing Register in the most serious housing need	Chris Burgin	Officer time	Timescales set within the Overcrowding Strategy and Adaptation Strategy action plans	LCC now have a live Overcrowding strategy with a defined action plan to start to tackle the levels of overcrowding in LCC owned stock initially. Work has started to develop an Adaptations strategy	Green
Private Sector Housing						
Outcome	Detail	Lead Task Owner	Resource requirement	Completion timescales	Progress update	RAG Rating

Tackle poor quality housing in the City	<p>The Council to deliver its PRS Strategy, including PRS consultation and implementation to drive up the standard in this sector. Expand the PRS regulatory framework and improve the lives of tenants in the private sector</p>	<p>Chris Burgin / Sean Atterbury</p>	<p>Officer time</p>	<p>Complete / Business as usual</p>	<p>The council has a live PRS Strategy that has a robust Action plan that is being actively delivered upon. Excellent progress has been made on most of the PRS strategy actions. The PRS strategy progress update is provided periodically to CMB & HSC. An update on the PRS strategy is now being planned for its second iteration.</p>	<p>Complete</p>
	<p>The Council to rigorously pursue unauthorised developments and breaches of planning control to safeguard residential</p>	<p>Andrew L Smith</p>	<p>Officer time Legal fees</p>	<p>Complete / Business as usual</p>	<p>Ongoing work by the Planning Enforcement Team to respond proactively to unauthorised development</p>	<p>Complete</p>

	amenity and improve the quality of stock					
	Further promote the Private Rented Sector offer from the Council to Private Landlords to make properties available for local families in need	Chris Burgin	Officer time	Complete / Business as Usual	Ongoing promotion of the live scheme. A review of the scheme has also been undertaken to ensure it continues to be good value in attracting more private landlords to the scheme. The scheme offer was strengthened as a result of this review and an increase in the level of support available up to 35% above LHR rate available as part of the scheme	Complete
Work with other providers to facilitate affordable housing in the city	Work closely with registered providers to ensure the best use of those properties, such as to encourage tenants to	Chris Burgin	Officer time	Complete / Business as usual	As part of development of a suite of sites for the next 4 and 10 years delivery of 1500+ units, specific sites have been identified that will be made available for RPs to deliver new affordable housing for the City. The release of these sites is subject to the Local Plan approval.	Complete

	downsize where possible and make larger properties available for larger households					
Assessment of the viability and effectiveness of a Housing Company to meet market needs is delivered	Investigate the viability and justification for a Housing Company for Leicester	Chris Burgin	Officer time	Complete	Completed and consideration of this option which determined that at this time the best model for the Council remains internal delivery Leicester will continue to keep this option under review should there be further significant legislation or funding changes affecting future delivery.	Complete

New House Building

Outcome	Detail	Lead Task Owner	Resource requirement	Completion timescales	Progress update	RAG Rating
Work with other providers to facilitate affordable housing in the city	Secure more house building sites through a review of existing underdeveloped Local Plan sites, designated for non-housing	Andrew L Smith Chris Burgin	Officer time	Ongoing / 2025	Regulation 19 Draft Local Plan was consulted on in November 2022. Following review of consultation responses the plan was submitted to Govt for independent review. Examination in Public of Local Plan has now taken place with positive feedback on the plan. Plan evidence includes detailed central area brownfield assessment to identify potential development sites/urban	Green

	<p>purposes. To include a review of all brownfield sites in the city. Develop a programme for the delivery of new Council housing on these sites</p>				<p>capacity. Local Plan identifies city wide development sites that may be suitable for council housing and availability of non central brownfield sites should be kept under review. Working to maximise opportunities & usage of brownfield sites for new affordable housing</p>	
	<p>Set up a mechanism to enable Ward Councillors to feed in any localised sites that should be reviewed for Housing</p>	Chris Burgin	Officer time	Nov-23	<p>All site suggestions can be submitted for consideration and evaluation to HousingDevelopment@leicester.gov.uk. A process is in place to evaluate the site and provide direct feedback to the Ward Councillor</p>	Complete
	<p>Maximise the opportunities with the new Local Plan to secure sufficient Housing land plots suitable to achieve the strategic and political aims of the</p>	Andrew L Smith	Officer time	Ongoing / 2025	<p>Regulation 19 Draft Local Plan was consulted on in November 2022. Following review of consultation responses the plan was submitted to Govt for independent review. Examination in Public of Local Plan has now taken place with positive feedback on the plan. Plan evidence includes detailed central area brownfield assessment to identify potential development sites/urban</p>	Green

	local authority over the next 10 years				capacity. Local Plan identifies city wide development sites that may be suitable for council housing and availability of non central brownfield sites should be kept under review.	
	The work of the Housing Board to concentrate on identifying development or conversation opportunities to provide the urgently required social and other housing needed in the city. The Housing Board to report to Scrutiny within 6-months on its aims, objectives and work done so far	Chris Burgin	Officer time	Completed / Ongoing with 6 monthly report to Scrutiny	Housing Board is now embedded with an Housing Operational Delivery Board now being set up to manage a big uplift in work. Reports have been considered at the Housing, Neighbourhoods & City Centre Board on the 14th June 2023 and the Housing Scrutiny Commission on the 31st July 2023 and updates will continue to be brought to HNCC and HSC meetings periodically.	Complete

Appendix 2 – Government Demands

Housing Crisis Action Plan - Government Demands							
Central Government Demands - General							
Outcome	Detail	Action	Lead Task Owner	Resource	Completion timescales	Progress update	RAG
Funding for 150,000 new Social Homes a year	Fully fund councils to deliver the building of 150,000 social rent homes each year, including 100,000 council homes. Invest £12.8 billion a year over the next ten years to deliver the social rented homes needed to break the back of the national housing crisis.	Advocate this commitment at future meetings with Homes England	Chris Burgin / Andrew L Smith	Officer time	Complete / Business as usual	Additional £500m added to the Affordable Housing programme for 25/26 and promise of further funding to delivery more Housing from Government. LCC are working with Homes England to secure more funding from the City from these pots of funding.	Complete

	<p>Government to announce the next 10 years of the Affordable Homes Programme (AHP) now, rather than waiting until 2025/6 to announce the next tranche of funding.</p>	<p>Advocate this commitment at future meetings with Homes England</p>	<p>Chris Burgin / Andrew L Smith</p>	<p>Officer time</p>	<p>Ongoing</p>	<p>Chris Burgin & the Housing Delivery team meets regularly with Homes England over Affordable Housing delivery and are using these meetings to promote the need for extended AHP funding. Additional funding of almost £1m has been secured from Homes England towards the ZIP purchase, a bid is in for Homes England funding for 20 units of accommodation. Other capita funding</p>	<p>Green</p>
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						<p>has been secured through the H Local Authority Fund for 10 units of accommodation. A bid has also been submitted for a further 8 units of accommodation. BUT all of this remains short term funding bids and not the required long term funding investment required</p>	
<p>Long term, no-strings fully funded Climate Retrofitting for Council Housing</p>	<p>Government funding for the retrofitting of council housing to cut greenhouse gases, provide jobs and promote</p>	<p>Advocate this commitment at future meetings with Homes England</p>	<p>Chris Burgin / Matt Wallace</p>	<p>Officer time</p>	<p>Ongoing</p>	<p>Available meetings and opportunities are being used to promote the need for this funding to enable this work (and the</p>	<p>Green</p>

	<p>a shift from outsourcing to Direct Labour Organisations. To include a pilot programme of Net Zero social housing to help deploy and reduce the cost of technology needed to meet the Future Home Standard and deliver on our commitment to Net Zero</p>					<p>lack of funding in the HRA to achieve the required work) - using data from LCC Housing stock on known pathways of net zero. LCC have formed a part of the top 20 Stock owned authorities to approach Government to ask for additional funding to meet this demand.</p>	
<p>Cancel Housing Revenue Account Council house debt</p>	<p>Council housing debt is removed to address underfunding of Housing Revenue Accounts</p>	<p>Lobbying of government</p>	<p>Amy Oliver</p>	<p>Officer time</p>	<p>Ongoing</p>	<p>Amy Oliver to use available High level meeting opportunities to promote the need for this / LCC have formed a part of the top 20 Stock owned</p>	<p>Green</p>

						authorities to approach Government to ask for additional funding to meet this demand.	
End the Right to Buy Scheme	End the Right to Buy Scheme to stop the loss of truly affordable housing for those people that cannot afford to access other Housing	Political lobbying of Government	Cllr Cutkelvin	Councillor time	Completed & Business as usual	Significant changes to RBT scheme including the discounts have been introduced by Government and a further consultation on weakening the RTB scheme are currently happening. LCC have submitted a response to this consultation. LCC have also formed a part of the top 20 Stock owned authorities to approach	Green

						Government to ask for additional funding to meet this demand.	
<p>Long term and increased levels of viability land funding</p>	<p>Government funding support to help with the release of new housing sites, including those on brownfield land, to increase viability and delivery</p>	<p>Advocate this commitment at future meetings with Homes England</p>	<p>Chris Burgin / Andrew L Smith</p>	<p>Officer time</p>	<p>Ongoing</p>	<p>Regular meetings being held with Homes England to secure potential future grant funding to develop regeneration sites which may include social rented homes. Meeting in April with DHLUC senior civil servants to encourage investment in Leicester. Investment has been secured through the Brownfield land funding specifically for the development fo</p>	<p>Green</p>

						the FLEC site (£xx	
Outcome	Detail	Action	Lead Task Owner	Resource requirement	Completion timescales	Progress update	RAG
Large, sustained increase in Local Housing Allowance rates to address affordability	Government to increase Local Housing Allowance levels in line with inflation. Local Housing Allowance must be unfrozen and kept in line with at least the 30th percentile of rents to enable people on benefits to access Private	Promotion at S151 officer and other appropriate meetings. Letter to the Minister responsible for DWP and this allowance	Amy Oliver / Cllr Cutkelvin	Officer and Councilor time	Complete	Amy, Cllr Cutkelvin and all relevant Directors have used the opportunities to set out the growing need for this and unaffordability of PRS in the City. Government have responded and agreed in the Autumn budget statement to	Complete

	Sector Housing					increase NHA rates to the 30th percentile level from April 2024	
Legislate to end Section 21 "no fault" evictions	End Section 21 evictions to reduce the number of people going through homelessness and spending time in temporary accommodation	Political lobbying of Government	Chris Burgin	Officer time	Ongoing	Government have committed to change the law on S21 and have legislation currently heading through parliament to change this and strengthen tenants rights in PRS	Green
Legislate to create 5-year minimum Private Rented Sector tenancies	To include a rolling back clause of 2 months to allow tenants flexibility to increase tenancy sustainment	Political lobbying of Government	Cllr Cutkelvin	Councillor time	Ongoing	As above, currently there are no proposals within the amended legislation to mandate a 5 year PRS tenancy.	Green

<p>Close loopholes with regulation on holiday accommodation</p>	<p>Government to review policies to ensure all holiday accommodation is properly regulated, complying with local planning policies and taxes. This could include an extension of the 90-day short let legislation, a proper planning class for short lets and proper licencing for them. With the focus of preventing people finding loopholes in the taxation system and prevent too many local homes being converted to holiday homes</p>	<p>Political Lobbying of Government</p>	<p>Cllr Cutkelvin</p>	<p>Officer time</p>	<p>Ongoing</p>	<p>Housing ministers propose changing planning rules for holiday lets and introducing a register of short-term lets for England 'as soon as possible' . The new legislation would require councils to grant planning permission to new holiday and short-term lets. Existing short-term lets will not need permission but must register with the database. Property owners who have been letting out their property before October 1st 2022 have until the 30th of September 2023 to apply for a licence. By 1st July 2025, all</p>	<p>Green</p>
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						short-term lets will need to be licensed.	
Give local control and ownership of setting Holiday Home Council tax levels	Local control of Government to allow local councils to be able to charge 200% Council Tax on second / holiday homes, as they do in Wales	Political lobbying of Government	Cllr Cutklevin	Officer and Councilor time	Ongoing	Homes empty for more than five years will be charged three times the council tax of occupied homes. From April 2021, homes empty for more than 10 years will be charged four times the council tax of occupied homes.	Complete

<p>Policy change to help those with No Recourse to Public Funds access Housing</p>	<p>To support those currently unable to access benefits support to access Housing to be able to do so</p>	<p>Political lobbying of Government</p>	<p>Cllr Cutkelvin</p>	<p>Councillor time</p>	<p>Ongoing</p>	<p>Ongoing representations to government on this matter at available meetings with Senior Government officers</p>	<p>Green</p>
<p>Introduce a National Landlord Register</p>	<p>To give oversight of the Private Rented Sector, including rogue landlords</p>	<p>Political Lobbying for a National Landlord Register</p>	<p>Cllr Cutkelvin</p>	<p>Councillor time</p>	<p>Ongoing</p>	<p>The Renters reform bill introduced in early 2023 included the possibility of the creation of a national landlord register. The Renters (Reform) Bill proposes the creation of a new government-operated Private Rented Sector Database which will support a new digital</p>	<p>Green</p>

						Property Portal	
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New House building

Outcome	Detail	Action	Lead Task Owner	Resource requirement	Completion timescales	Progress update	RAG Rating
New Council Tax charges on undeveloped Housing sites	Government to allow a Council Tax charge on housing plots with planning permission if they have not been built after a specified period. This would encourage developers to	Political lobbying of Government	Cllr Cutkelvin	Councillor time	Ongoing	From 1 April 2025, a 100% council tax premium will be applied on properties which are occupied periodically. This premium is an additional charge on top of the standard	Green

	<p>build their sites without delay. Also lobby to introduce planning contracts rather than permissions with penalties for undue delays</p>					<p>council tax, and therefore the actual charge will be 200% from the date the conditions below are satisfied.</p>	
<p>Enhance arrangements to enable developers deliver Affordable homes</p>	<p>In the wholesale review of S106 arrangements (linked to Levelling up) taking place, Government should strengthen arrangements to ensure delivery of the required affordable housing and remove the opportunity for developers to avoid Affordable housing delivery for "viability" reasons</p>	<p>Political lobbying of Government</p>	<p>Cllr Cutkelvin</p>	<p>Officer time</p>	<p>Ongoing</p>	<p>One of the main elements of the Levelling Up and Regeneration Act is the Infrastructure Levy, which introduces a new way of calculating developer contributions towards affordable housing and infrastructure</p>	<p>Green</p>

Government to review their Refugee Resettlement Programme	The city welcomes incoming communities, but the Government's refugee settlement programmes be on a national basis rather than focussed on already crowded urban settlements.	Political lobbying of Government	Cllr Cutkelvin	Councillor time	Ongoing	National Mandatory Asylum Resettlement programme now in operation for 12 months.	Complete
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Appendix 3 – Housing Scrutiny Commission – Task Group report on the Housing Crisis



Final Version of
Housing TG Report.pc