

HOUSING COMMITTEE ADDENDUM Amendments to Notices of Motion

4.00PM, WEDNESDAY, 22 JUNE 2022

COUNCIL CHAMBER

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ADDENDUM

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Subject: Stop unlawful discrimination against benefit claimants by landlords and letting agents

Date of meeting: 22 June 2022

Proposer: Councillor Fowler

Seconder: Councillor Gibson

Ward(s) affected: All

Amendment to Notice of Motion

Green and Labour Group

This committee notes:

Over one third of Brighton & Hove residents rely on the private rented sector PRS. ~~There is no doubt that private renters face a host of challenges, including disrepair and lack of affordable rents. Tenants and prospective tenants in receipt of housing benefit or universal credit also face the prospect of discrimination. Such practices have been found to be unlawful under The Equality Act 2010 yet are still widespread. A motion to tackle such discrimination was passed at full council in January 2020. It is time to take action.~~ **More recently, the government has expressed its intention to outlaw such practices in its fairer private rented sector white paper.**

This committee resolves to:

Ensure steps are taken to condemn discriminatory practices that act as barriers to benefit claimants ~~such as 'no benefit recipients' such as (No DSS) policies, requiring 6 months' rent in advance, homeowner guarantors and prohibitive terms and conditions~~ by adopting a "no discrimination" policy and introducing enforcement measures to prevent such discrimination. Steps should include:

- The provision of guidance making it clear that "no DSS" policies are discriminatory, **and condemnation of** practices such as requiring 6 months' rent in advance, homeowner guarantors and prohibitive terms and conditions ~~should be condemned as barriers to benefit claimants~~
- Advice and signposting **of** information to help tenants and prospective tenants to challenge such discrimination

- Insertion of ~~as a provision~~ in future landlord accreditation schemes (such as selective landlord licencing) **prohibiting** that benefit discriminatory practices ~~to be forbidden~~
- Inclusion ~~as a provision~~ in any future ethical landlord charter **of a requirement** that signatories desist from such discriminatory practices
- **Addition of a statement on the council website condemning discrimination against benefit claimants**
- **Exploration of the possibility of extending the practice of the council acting as a guarantor.**

Subject: Cost of in-house responsive repairs and empty property refurbishment service

Date of meeting: 22 June 2022

Proposer: Councillor Osborne

Seconder: Councillor Williams

Ward(s) affected: All

Amendment to Notice of Motion

Green and Labour Group

This committee:

1) Notes the proposal from the Leader of the Council that a report be undertaken by the Housing Committee to consider the question of what the final costs have been to deliver an in-house responsive repairs and empty property refurbishments service and set up and mobilisation costs, compared to the estimated costs outlined in the report presented to the Policy Resources and Growth Committee meeting on 11 October 2018

2) **Notes that satisfaction both with the standard of the work and with the overall service improved over the last year**

3) **Recognises the difficulty of producing a like-for-like comparison given the different ways of working of an in-house service compared with a contracted service (i.e. the improved terms and conditions provided for the in-house workforce), and the need to allow for additional costs that have arisen in the interim such as building materials inflation**

4) Calls for a report to review all costs and benefits of bringing the repairs service in house to be undertaken and presented to **a future** meeting of the Housing Committee.

Supporting Information

p.111 of the Reports Pack to Housing Committee June 2022

