

**Community and Wellbeing Scrutiny Committee**  
**Tracker of scrutiny recommendations 2016/17**

Committee date	Report Title	Rec #	Scrutiny committee's recommendation	Forward Plan	Cabinet	Status	Implementation target date
20-Jul-16	Landlord licensing						
		1	Implement a borough-wide selective landlord licensing scheme to provide an absolute assurance of Brent's commitment to raising standards and officers to seek the necessary permission from the Secretary of State.	No	TBC	Pending	
		2	The council puts in place a protocol in place for raids, televised raids and prosecutions to ensure a balanced approach and that civil penalties introduced by the Housing and Planning Act 2016 are incorporated.			Pending	
		3	The council continues with a zero tolerance approach with landlords and managing agents where raids have revealed overcrowded properties			Pending	
		4	A mechanism is in place to collect data on types of landlords, ethnicity and homelessness to better assess the impact of landlord licensing.			Pending	
		5	Produce an information pack for tenants in plain English, accessible to those with English as an additional language. In addition, information about landlord licensing should be included with council tax bills.			Pending	
		6	A strategy is introduced for collaborative working with estate agents and letting agents to ensure they are fully aware of their obligations under the licensing schemes and they are promoted to landlords and tenants.			Pending	
		7	That there be a protocol in place to formulate a database of rogue landlords, estate agents and letting agents			Pending	
20-Jul-16	Ethical lettings agency						
		1	A proper assessment is done of other local authority schemes and their respective outcomes to establish the viability of Brent's scheme.	No	TBC	Pending	
		2	Officers liaise with the Mayor of London's Deputy Mayor for Housing and Residential Development to assess the feasibility of Brent working with the Greater London Authority for a pan-London ethical lettings agency.			Pending	
		3	A strategy is put in place for collaborative working with estate agents to promote Brent's vision for ethical lettings of properties			Pending	
		4	Officers explore the possibility of a pan-London or subregional ethical lettings agency within the public sector on a not-for-profit basis			Pending	

20-Jul-16	Task Group Brent's housing associations						
		1	Strategic Director Community Wellbeing uses strategic forums with registered providers to monitor the impact of Right to Buy in Brent and helps to mitigate any potential problems which are caused.	No	TBC	Pending	
		2	Cabinet Member for Housing sets out a common position to all registered providers operating in Brent that the local authority would like homes of four bedrooms or more, specially adapted housing, and older people's housing exempted from Right to Buy.			Pending	
		3	Strategic Director Community Wellbeing and Cabinet Member for Housing develop agreements with housing associations and the Greater London Authority which maximise the number homes replaced in Brent, including four-bedroom properties, as well as homes for social rent			Pending	
		4	Strategic Director Community Wellbeing invites housing associations operating in Brent to fund jointly an anti-fraud investigator for a time-limited period to help housing associations' investigations into Right to Buy fraud and offer free training for staff on fraud and speculative buying practices.			Pending	
		5	Director of Policy, Performance and Partnership to consider integrating Right to Buy into Brent's financial inclusion strategy so that tenants are better informed about interest rates, mortgages, cost of major works, responsibility for repairs, and the operation of companies who encourage purchasing of homes under Right to Buy.			Pending	
		6	Cabinet Member for Housing requests that housing associations advise tenants of their financial options, and inform them of the wider responsibilities of becoming a leaseholder as part of the purchasing process for Right to Buy.			Pending	
		7	Cabinet Member for Housing ensures strategic forums with registered providers share information and expertise about properties going into the private rented sector as a result of the Right to Buy extension.			Pending	
		8	The Strategic Director Community Wellbeing and Lead Member for Housing to initiate further discussions with other London local authorities about collaborative arrangement for provision of social housing in the future.			Pending	
		9	Brent's Cabinet Member for Housing to use strategic forums to enable smaller housing associations to be able to gain expertise and knowledge in business planning and other areas from the larger registered providers operating in Brent.			Pending	
		10	Cabinet Member for Housing and Strategic Director Community Wellbeing put in place mechanisms to signpost residents to information about the Community Land Trust Network and Federation Confederation of Cooperative Housing and self and custom-build networks and organises a one-off event to stimulate interest in developing other social housing models.			Pending	
		11	The Strategic Director for Community Wellbeing commissions a feasibility study about developing affordable Self-Build on marginal areas of council owned-land which is not suitable for its own house building programme.			Pending	

		12	Brent Council to update its Housing Strategy 2014-19 to weight available council-owned land not intended for the council's own house-building programme towards housing association or partnership developments with them which house social tenants and vulnerable people in line with the council's political commitments			Pending	
		13	Brent Council to continue to work closely with social landlords in the borough to evaluate the effects of welfare reform, in particular the overall benefit cap, and to develop appropriate processes and procedures that facilitate the achievement of this			Pending	
		14	Cabinet Member for Housing to request that housing associations operating in Brent report regularly to the council outlining any progress they are considering in implementing Pay to Stay			Pending	
		15	Cabinet Member for Housing organises more frequent forums around specific issues such as rents, welfare reform and employment as well as linking with London-wide housing groups so there can be a useful exchange of information and expertise			Pending	
		16	The Strategic Director of Community Wellbeing organises a housing summit each year to bring together all the registered providers in the borough in addition to the regular quarterly forum meetings			Pending	
		17	In collaboration with housing associations, Brent Council develops mechanisms that will enable housing association tenants to share their concerns and service priorities			Pending	
		18	Cabinet Member for Housing to write to housing associations to encourage tenants' representation at the board level of housing associations by bottom-up elections			Pending	
		19	Cabinet Member for Housing to develop a partnership model which is more weighted towards those providing in-demand tenures and housing and with an emphasis on quality			Pending	