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### **Improving Private Rented Housing – Consultation Response**

Thank you for the opportunity to respond to the above consultation.

The RLA believes that the Council is premature on bringing forward proposals for additional and selective licensing, and seeking to review HMO standards locally.

As the consultation document briefly notes, the Westminster Government is currently reviewing the scope of mandatory HMO licensing. We believe it would be better for the council to await the outcome of this review, as its recommendations may well address concerns without the need for an expensive local licensing scheme. It may also introduce new standards for mandatory HMOs that satisfy the council.

Likewise, the Housing and Planning Act 2016 will give local authorities substantial new powers to tackle breaches of housing legislation and drive the criminal operators from the sector. The RLA believes the council should wait until the impact of these new powers can be assessed before pressing on with more regulation in the form of selective licensing.

Should the council decide to proceed to formal consultation on either or both licensing proposals the RLA will make a detailed submission at that time.

Yours Sincerely

John Stewart

POLICY MANAGER