

**Appendix G: Options appraisal matrix:**

<b>Preferred option Y/ N</b>	<b>Option title</b>	<b>Summary</b>	<b>Timeline</b>	<b>Estimated costs / savings</b>	<b>Benefits</b>	<b>Disadvantages</b>	<b>Risks</b>	<b>Equalities impacts</b>	<b>Environmental impacts</b>
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## Appendix G: Options appraisal matrix:

Y	Pause development until the new national policy agenda has been implemented.	Temporarily pause the development of a Private Rented Sector Strategy until the new national policy agenda has been implemented – including the newly announced Renters’ Rights Bill which promises significant rental reform.	TBC	N/A	Waiting until the national policy agenda has been implemented means a strategy can be produced that provides strategic clarity, including aims and objectives considering any new powers that are granted.	There is currently no clear time frame for progression of the Renters Rights Bill.	A decision to pause development may lead to criticism from organisations who have campaigned on this topic.	N/A	N/A
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					<p>Once clear on the new reforms and legislative changes, the strategy will be able to articulate the Council's approach to addressing access and quality issues associated with the private rented sector in Bristol.</p> <p>Following the passing of the Renters' Rights Bill the strategy will be able to outline updated support and information for tenants and landlords on their rights and responsibilities.</p>				
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<p><b>N</b></p>	<p>Continue development and review as appropriate when national policy changes are made.</p>	<p>The draft document that was produced under the previous administration will be reviewed and once a Strategy has been adopted it will be revised in line with any national legislative changes.</p>	<p>TBC</p>	<p>N/A</p>	<p>A PRS Strategy is delivered, outlining the council’s vision, approach, and ambition for the sector. It is reviewed when appropriate.</p>	<p>The PRS Strategy would likely need refreshing soon after adoption as national reforms take place.</p>	<p>Developing a strategy before national reforms have taken place may not be the most productive use of resource considering financial pressures on the council.</p> <p>Following the Regulator of Social Housing (RSH) Judgement and the failings that have been highlighted the priority for the Council is focusing on improving our own practices as a landlord.</p>	<p>N/A</p>	<p>N/A</p>
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Preferred option Y/ N	Option title	Summary	Timeline	Estimated costs / savings	Benefits	Disadvantages	Risks	Equalities impacts	Environmental impacts
N	Discontinue this work and stop the development of a Private Rented Sector Strategy.	Choose not to proceed with the development of a Private Rented Sector Strategy.	N/A	N/A	Officer capacity becomes available.	No Private Rented Sector Strategy for the city is produced.	The Council has committed to producing a strategy in its Business Plan and endorsed the development of a strategy as part of the Bristol Living Rent Commission recommendations.	N/A	N/A