

Appendix C - Residential Team Private Sector Housing Work Activities Q1 – Q3 2021/22, (01.04.21 – 31.12.2021)

Proactive Inspections

The team conducted a total of **112** proactive house in multiple occupation, (HMO) inspections.

104 HMO's were brought up to standard, (a proportion of these will have been those that were first inspected prior to 01.04.21).

Housing Complaints

The team responded to and investigated **217** housing complaints broken down as follows:

- Emergency = 2, (1x fire hazard within HMO tenancy management related & 1x single family household building fire notification).
- Unfit / disrepair = 82
- HMO specific = 114
- Overcrowding = 2
- Caravan Sites = 0
- Harassment = 7
- Illegal Eviction = 11

Enforcement

The following enforcement action has been taken:

- 3 Improvement Notices, served in relation to category 1 hazards of excess cold and damp and mould, (2 x HMO's and 1x single occupancy rented properties).
- 1 HMO Overcrowding Notice, (non-licensable HMO).
- 1 Hazard Awareness Notice.
- 1 formal warning letter has been in relation to HMO management regulation offences identified, (property standards within HMO's).
- 8 HMO Management Regulations formal schedules of work, (property standards within HMO's).
- 1 Building Act drainage notice, (former HMO).
- 1 Env Protection Act 1990 Abatement Notice re penetrating dampness from and active water leak from 1 property affecting another, (single household

properties), this case is a good example of multi- agency working on a complex case.

- 1 Rogue Landlord database intention notice, (HMO Landlord), appeal hearing March 2022.
- 1 Banning Order intention notice, (for which representations made to the Council not accepted), (HMO Landlord).
- 1 Banning Order application, (this following on from the above intention notice). (HMO Landlord), hearing March 2022.
- Illegal eviction prosecution pending, (single household property), hearing March 2022.

Mandatory HMO Licensing

In Q1 – Q3 of 2021 / 22:

- 112 mandatory HMO licence applications have been received and processed following both the proactive submission of licence application forms as well as upon intervention by enforcement officers from the Residential Team ensuring that any unlicensed properties that have come to the Council's attention reactively have been licensed and appropriate enforcement action taken where necessary.
- 13 HMO licences have been revoked due to individual circumstances.
- 5 HMO licences have been varied due to individual circumstances inc compliance with licensing conditions applied.
- 1 Temporary Exemption Notice has been issued, exempting a property from HMO licensing for up to 3 months.

There are currently 806 HMOs licensed with the Council that meet the mandatory licensing criteria.