

Alternative Options	Advantages	Disadvantages	Public Consultation Feedback Issues/Existing Controls				
			Identification of non-licensable HMOs	Housing Standards and Category 1 hazards	Poor Management	Noise and ASB	Waste & Fly tipping
A proactive non-licensable inspection programme	<p>Will cover more properties than the current system.</p> <p>Will improve standards for tenants of properties found.</p>	<p>Very resource intensive, with a lot of unproductive work.</p> <p>Limited capacity of existing staff to undertake inspections.</p> <p>Fewer enforcement powers because licence conditions will not apply.</p> <p>Difficult to identify 'non-student' HMOs.</p> <p>No 'on-going' scrutiny.</p>	Limited by data already held by the Council	Housing Act 2004, Part 1 (HHSRS)	Management of HMO (England) Regulations 2006	Environmental Protection Act 1990, Section 80 (Statutory Nuisance Abatement Notice)	<p>Environmental Protection Act 1990, Part 2</p> <p>Anti-social Behaviour, Crime and Policing Act 2014, Section 43 (Community Protection Notice)</p>

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<p>Targeted enforcement on worst landlords and poorest HMOs</p>	<p>Enables known landlords/HMOs with questionable management to be dealt with.</p>	<p>Focuses only on those known to have issues in the past.</p> <p>Will not uncover HMOs previously unknown.</p> <p>Resource intensive and relies on local knowledge.</p> <p>Encourages a culture of 'do nothing until told to by the Council'.</p> <p>Could lead to landlords feeling singled out or discriminated against.</p>	<p>Limited by data already held by the Council</p>	<p>Housing Act 2004, Part 1 (HHSRS)</p>	<p>Management of HMO (England) Regulations 2006</p>	<p>Environmental Protection Act 1990, Section 80</p>	<p>Environmental Protection Act 1990, Part 2</p> <p>Anti-social Behaviour, Crime and Policing Act 2014, Section 43 (Community Protection Notice)</p>
<p>Voluntary Accreditation Scheme</p>	<p>An effective way of encouraging landlords to set high standards.</p> <p>Popular with landlords if no fees and enables them</p>	<p>Only 'good' landlords tend to seek accreditation.</p> <p>Can be resource intensive to operate and divert resources away</p>	<p>Restricted to those landlords who apply to join</p>	<p>Informal only</p>	<p>Informal only</p>	<p>Informal only</p>	<p>Informal only</p>

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	to have a market advantage.	<p>from the worst HMOs.</p> <p>Schemes are limited in their scope and lack enforcement capability.</p> <p>Schemes only tend to work if there are no fees/nominal fees</p>					
Multi-agency approach	<p>Can be effective in dealing with a range of issues at the same time.</p> <p>Useful for dealing with the most serious offences e.g., person trafficking, drug dealing etc.</p>	<p>Resource intensive and relies upon all agencies being aligned in their priorities.</p> <p>Likely to only focus on a relatively small number of properties.</p>	Will only pick up the most serious offenders	Housing Act 2004, Part 1 (HHSRS)	Management of HMO (England) Regulations 2006	Environmental Protection Act 1990, Section 80	<p>Environmental Protection Act 1990 Section Part 2</p> <p>Anti-social Behaviour, Crime and Policing Act 2014 Section 43</p>

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Landlord training	<p>Improves knowledge where a landlord is engaged with the authority.</p> <p>Promotes confidence amongst tenants.</p>	<p>Requires landlord voluntary engagement.</p> <p>No enforcement powers available.</p> <p>Does not always lead to improved property standards.</p>	Restricted to those landlords who come forward	No HMO inspections	No HMO inspections	No HMO inspections	No HMO inspections
Private sector leasing scheme	<p>Contributes to homelessness prevention as could be used for allocation to those in housing need.</p>	<p>Requires landlord voluntary engagement.</p> <p>No enforcement powers available.</p> <p>Likely to be relatively low uptake as landlords self-manage or appoint professional letting agents to manage.</p>	Would not assist in identification of HMOs	Controls set in the terms of lease	Council or its agent would self-manage	Council or its agent would self-manage	Council or its agent would self-manage

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<p>Targeted use of Special Interim Management Orders(Part 4) Housing Act 2004</p>	<p>Removes landlord responsibilities and gives it to a responsible nominated agent. Improves standards for tenants and the local community.</p>	<p>Resource intensive. Does not present a long-term solution to poor management of private rented properties. Does not tackle poor management techniques. Reactive. An intervention of last resort that can only be used on specific properties where detailed evidence supports the action.</p>	<p>Would not assist in identification of HMOs</p>	<p>Council or its agent would self-manage</p>	<p>Council or its agent would self-manage</p>	<p>Council or its agent would self-manage</p>	<p>Council or its agent would self-manage</p>
<p>The Private Rented Sector Database (Renters Reform Bill)</p>	<p>Legal obligation for landlords to register their property on an accessible database.</p>	<p>Requires primary legislation by central government. Would not identify poor standards or hazards</p>	<p>Would oblige all landlords to register details of dwellings including HMOs</p>	<p>No inspections</p>	<p>No inspections although mandatory registration of safety certificates would assist.</p>	<p>No controls</p>	<p>No controls</p>