

PRIVATE SECTOR HOUSING INSPECTIONS AND SERVICE REQUESTS 19/11/14 to 19/11/15

INSPECTIONS/VISITS

REACTIVE (SERVICE REQUESTS)	
ADVISORY VISIT	25
WARNING VISIT	1
MONITORING VISIT	103
INSPECTIONS	105

HMO & non

HMO LICENSING	
INITIAL INSPECTIONS	41
RE-INSPECTIONS	5
COMPLIANCE INSPECTION	30

NON LICENSABLE INSPECTION PROGRAMME	
INSPECTIONS/VISITS	22

HMO's

LLEWELLYN ROAD SURVEY	
INSPECTIONS/VISITS	23

Mix of HMO's

SECTION 257 HMO SURVEY	
SURVEYS	12

Unlicensed

TOTAL NO. OF INSPECTIONS/VISITS	367
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REQUESTS

SERVICE REQUESTS RE: PRIVATE RENTED PROPERTY	321
BREAKDOWN OF PRIVATE RENTED SERVICE REQUESTS	
Harassment/illegal eviction	31
HMO	78
non HMO HHSRS	143
Overcrowding	10
Miscellaneous	30
Landlord & tenant advice	29

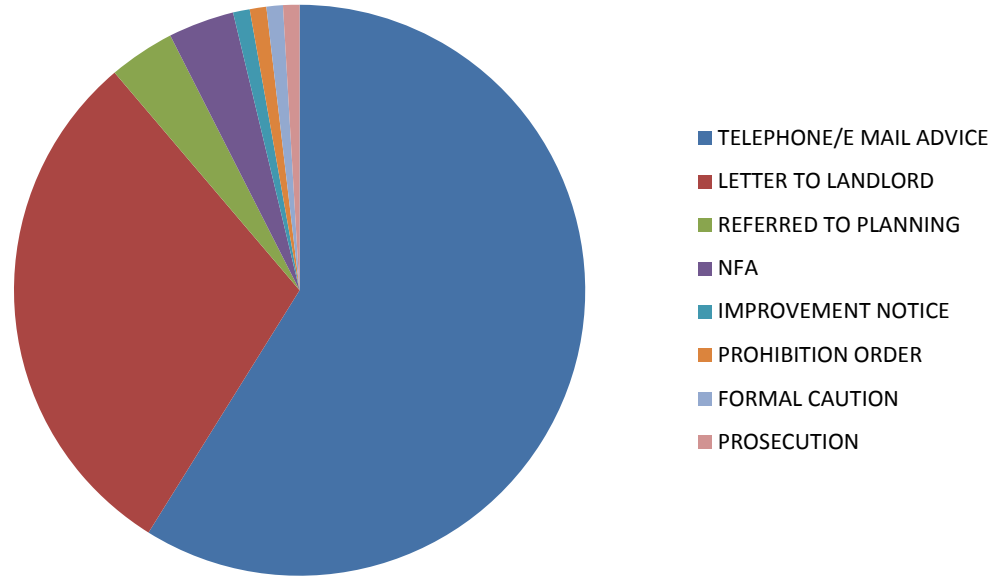
H&S

Mark Lingard looking for analysis of outcomes on this and all recent requests/visits to the three categories of HMO, current licenced, new licenced and non-licenced.

PSH SERVICE REQUESTS & INSPECTIONS 15/16																																			
RFS BY OFFICER																																			
PH	43		<p>A pie chart illustrating the distribution of Request for Service (RFS) requests by officer. The largest slice is PH (43), followed by RW (17), RF (17), BG (15), RB (11), and VA (4).</p> <table border="1"> <caption>RFS by Officer</caption> <thead> <tr> <th>Officer</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>PH</td> <td>43</td> </tr> <tr> <td>RF</td> <td>17</td> </tr> <tr> <td>RW</td> <td>17</td> </tr> <tr> <td>BG</td> <td>15</td> </tr> <tr> <td>RB</td> <td>11</td> </tr> <tr> <td>VA</td> <td>4</td> </tr> <tr> <td>Total</td> <td>107</td> </tr> </tbody> </table>																	Officer	Count	PH	43	RF	17	RW	17	BG	15	RB	11	VA	4	Total	107
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NEIGHBOUR/COUNCILLOR	36		<p>A pie chart illustrating the distribution of Request for Service (RFS) requests by enquirer. The largest slice is NEIGHBOUR/COUNCILLOR (36), followed by TENANT (35), LANDLORD (23), and OFFICER (13).</p> <table border="1"> <caption>RFS by Enquirer</caption> <thead> <tr> <th>Enquirer</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>NEIGHBOUR/COUNCILLOR</td> <td>36</td> </tr> <tr> <td>TENANT</td> <td>35</td> </tr> <tr> <td>LANDLORD</td> <td>23</td> </tr> <tr> <td>OFFICER</td> <td>13</td> </tr> </tbody> </table>																	Enquirer	Count	NEIGHBOUR/COUNCILLOR	36	TENANT	35	LANDLORD	23	OFFICER	13						
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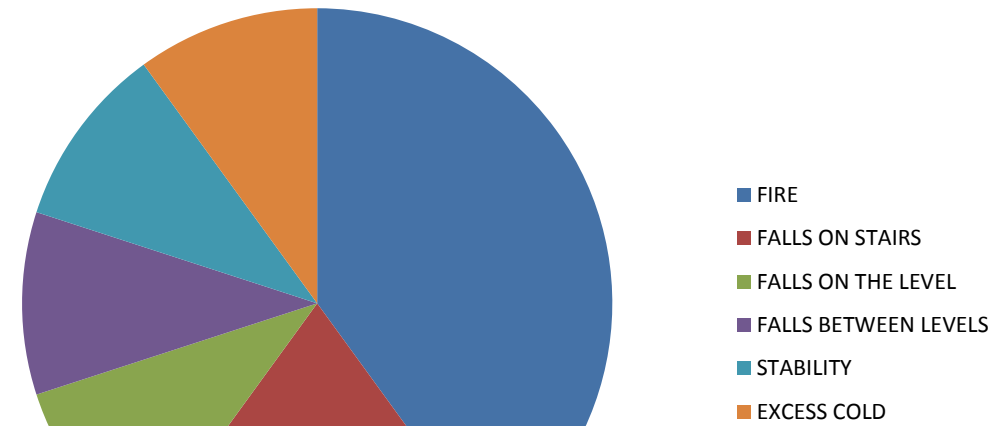
OUTCOMES

TELEPHONE/E MAIL ADVICE	63
LETTER TO LANDLORD	32
REFERRED TO PLANNING	4
NFA	4
IMPROVEMENT NOTICE	1
PROHIBITION ORDER	1
FORMAL CAUTION	1
PROSECUTION	1



CAT 1 HAZARDS

FIRE	4
FALLS ON STAIRS	2
FALLS ON THE LEVEL	1
FALLS BETWEEN LEVELS	1
STABILITY	1
EXCESS COLD	1



	1. Across all three categories of the 100 HMO's inspected, 10% had a category 1 hazard, more in the unlicensed than the licensed.												
	2. Of the 138 'issues' identified overall												
	65 were in the 45 non-licensable properties (average 1.5 per property) - included 5 Cat 1 Hazards or 11%												
	25 were in the 15 properties about to be subject to 'extended licensing' (average 1.65 per property) - -included 1 Cat 1 hazard or 7%												
	50 were in the 40 currently licensed larger HMO's (average 1.25 per property) - included 4 Cat 1 hazards - 8%												
	So problems are rather worse in the non-licensed properties												