## PRIVATE SECTOR HOUSING INSPECTIONS AND SERVICE REQUESTS 19/11/14 to19/11/15

## INSPECTIONS/VISITS

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

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

NON LICENSABLE INSPECTION PROGRAMME		HMO's
INSPECTIONS/VISITS	22	

LLEWELLYN ROAD SURVEY		Mix of HMO
INSPECTIONS/VSITS	23	

SECTION 257 HMO SURVEY		Unlicensed
SURVEYS	12	

TOTAL NO. OF	
INSPECTIONS/VISITS	367

10 & non **REQUESTS** 

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

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.

MO's

PSH SERVICE REQUESTS & INSPE									+
RFS BY OFFICER		 		 					1
РН	43	-							+
RF	17	-							-
RW	17	-						PH	+
BG	17	-						RF	+
RB		-						RW	+
	11	-							-
VA	4	-						BG	+
Tabal	407	-						RB	-
Total	107	-						VA	-
		-							+
		-							+
		-							-
		·					1		╟
RFS BY ENQUIRER									_
RFS BY ENQUIRER									
NEIGHBOUR/COUNCILLOR	36	-	<u> </u>						┢
TENANT	35	-							┢
LANDLORD	23	-							
OFFICER	13	-							F
	10	-					NFI	IGHBOUR/COUNCILLOR	F
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		+					LAN	NDLORD	╞
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YES    NO	69 38 				■ YES ■ NO	
HMO STATUS						
NON LICENSABLE HMO    LICENSED HMO    EXTENDED LICENSABLE HMO    NON HMO*    UNDETERMINABLE*    SECTION 257*    *no further analysis on these	45 40 15 3 			<ul><li>LICEN</li><li>EXTEN</li><li>NON F</li><li>UNDE</li></ul>	LICENSABLE HMO SED HMO NDED LICENSABLE HMO HMO* TERMINABLE* ON 257*	

OUTCOMES				I	+	
TELEPHONE/E MAIL ADVICE	63					
LETTER TO LANDLORD	32					
REFERRED TO PLANNING	4			TELE	PHONE/E MA	IL ADVICE
NFA	4				ER TO LANDL	ORD
IMPROVEMENT NOTICE	1					
PROHIBITION ORDER	1				RRED TO PLA	ININING
FORMAL CAUTION	1			NFA		
PROSECUTION	1				ROVEMENT N	OTICE
				PROH	HIBITION ORD	DER
					MAL CAUTION	
						N
				PROS	SECUTION	
		_				
CAT 1 HAZARDS						
	A					
FIRE	4					
FIRE FALLS ON STAIRS	2					
FIRE FALLS ON STAIRS FALLS ON THE LEVEL	2					
FIRE FALLS ON STAIRS FALLS ON THE LEVEL FALLS BETWEEN LEVELS	2 1 1					
FIRE FALLS ON STAIRS FALLS ON THE LEVEL FALLS BETWEEN LEVELS STABILITY	2 1 1 1					
FIRE FALLS ON STAIRS FALLS ON THE LEVEL FALLS BETWEEN LEVELS	2 1 1				IRE	
FIRE FALLS ON STAIRS FALLS ON THE LEVEL FALLS BETWEEN LEVELS STABILITY	2 1 1 1				TRE FALLS ON STA	IRS
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FIRE FALLS ON STAIRS FALLS ON THE LEVEL FALLS BETWEEN LEVELS STABILITY	2 1 1 1			■ F ■ F	ALLS ON STA	LEVEL
FIRE FALLS ON STAIRS FALLS ON THE LEVEL FALLS BETWEEN LEVELS STABILITY	2 1 1 1			■ F ■ F	ALLS ON STA ALLS ON THE	LEVEL

		1			
		-			
		-			
		-			
ISSUES					
FIRE	23	]		FIRE	
REFUSE	14			REFUSE	
MANAGEMENT*	13				
MINOR REPAIRS	12			MANAGEMENT*	
LICENSING	11			■ MINOR REPAIRS	L
OVERCROWDING	10				
DAMP	9				
GENERAL ADVICE	9				
PLANNING	9	-			
FACILITIES	6	-		GENERAL ADVICE	
MAJOR REPAIRS	4	-		PLANNING	
DRAINAGE	2	-		FACILITIES	
ELECTRICS EXCESS COLD	2	-		MAJOR REPAIRS	
HMO EXISTENCE	2	-			
NOISE	2	-			
SUB LETTING	2	-			
CLEANING	1			EXCESS COLD	
COLLISION	1	1		HMO EXISTENCE	
CONTRACTUAL	1			NOISE	
GAS SAFETY	1	1		SUB LETTING	
HARASSMENT	1	1			
SECURITY	1	1			
*absence of certification for	gas/electrics/fire precaut	ons			
Summary conclusions	PSH Inspections 15/1	6			1

1. Across all three categories of the 10	0 HMO's inspec	ted, 10% had a catego	ry 1 hazard,	more in th	e unlicensed than the	licensed.		
2. Of the 138 'issues' identified overa	II							
65 were in the 45 non-licensable p	roperties (avera	<mark>ge 1.5 per property)</mark> - i	included 5 C	at 1 Hazard	ls or 11%			
25 were in the 15 properties about	to be subject to	o 'extended licensing' (	average 1.6	5 per prop	erty)included 1 Cat 1	hazard or	7%	
50 were in the 40 currently license	d larger HMO's	(average 1.25 per prop	erty) - inclu	ded 4 Cat 1	hazards - 8%			
So problems are rather worse in the n	on-licensed pro	perties						