

Recommendations	Lead Officer	Update
2.1 Supports the draft Community Protection Notices (CPN) Waste Policy being developed by Neighbourhood Services. Following the approval of the Policy by the Portfolio Holder, there should be a cost-effective system developed to pilot this Policy, as soon as possible.	GF-S	A draft CPN policy has been produced. Discussion to be had with Rugby Borough Council about an Environmental Enforcement Service delivery model. We have some hot-spots already identified which could be used for trials. Further report to Executive in September to agree final business case and delivery model.
2.2 Asks officers to work with its existing waste contractors, and others, to develop a scheme for waste/recycling collection from HMO properties at peak end-of lease times, for use by landlords and tenants; in particular working with local charities and student organisations, as seen in other areas of the country.		Actions undertaken this year - Spoke with Uni. Who then e-mailed all 2 nd and 3 rd year students; social media campaign undertaken; wrote to all landlords; Rapid Response units regularly toured student areas; Officers will be reviewing social media impact. A number of suggestions put forward by residents have been tried previously. Mark suggested that a lot less complaints this year and that backing this up with CPN and red-bag approach (used by Sheffield Uni) next year may pay further dividends. Graham to consider the tenant / landlord CPN issue i.e. who legally can the CPN be served on.

<p>2.3 makes improvements to the management of the noise nuisance service by:</p> <p>a) reviewing the current process to ensure that noise nuisance can be reported at the time of the nuisance, and that it is followed by prompt action</p> <p>b) ensuring the processes and procedures are clear and concise, making these publicly and easily accessible on the WDC website</p> <p>c) ensuring that the responsibilities of landlords within the HMO licensing regulations, for this issue, are enforced, for example through licensing conditions or curtailment</p> <p>d) ensuring appropriate powers are used for HMO noise nuisance by closer coordination</p>		<p>a. Currently reviewing night noise service. Only Friday and Saturday 9-1 at present. Pete and Matt to consider timescales for review.</p> <p>b. Review has been completed and website updated: https://www.warwickdc.gov.uk/info/20109/crime_and_law_enforcement/109/noise_or_neighbour_nuisance</p> <p>c. Legal advice is clear that we cannot prosecute landlord for noise issues but the liaison between teams (see below) will ensure that matters relating to particular properties will be recorded by the Private Sector Housing team.</p> <p>d. Each Monday morning have a night noise meeting and any HMO noise issues will be fed back to the Licensing team.</p>
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between departments		
<p>2.4 ensures the H6 Planning Policy is consistently and fully applied, with immediate effect, as laid out; this is in particular respect of the following provisions:</p> <p>a) providing the percentage of all HMOs within a 100m radius at the point of planning validation, and making it publicly visible on the Planning Portal</p> <p>b) giving proper and significant weight to the overall objectives of the policy, notably with regard to the preventative approach to minimising community and longer-term harms specified in 4.61, 4.62 and 4.64 (1ST June 2017 Executive report refers), as per recent legal advice arising from a</p>		<p>a. This is now done;</p> <p>b. Officers have received further training and fully appreciate the weight that needs to be given to the various considerations;</p> <p>c. This is being done;</p> <p>d. Agreed. Neighbourhood Services to provide a commentary on the specific application. Condition on any permissions that storage space must be retained in-perpetuity;</p> <p>e. There is a note on website clarifying this;</p> <p>f. Will be monitored and reported to O&S after the 12 months.</p>

<p>Complaint</p> <p>c) where an exception to the policy is recommended by Officers, setting out the reasons and assumptions clearly and in detail (again following legal advice)</p> <p>d) applying clause e) in the H6 policy regarding the provision of adequate waste container storage</p> <p>e) clarifying how Purpose Built Student Accommodation should be counted when applying the '10% rule' for limiting concentrations of HMOs in the designated area</p> <p>f) noting that the concentration of HMOs in areas outside the designated Article 4 area is growing, but is not yet of the type and scale which justifies recommending immediate action; however trends should be carefully monitored</p>		
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and the Overview & Scrutiny Committee should review the position annually		
<p>2.5 supports and welcomes the Executive's decision to develop a Student Housing Strategy, and asks officers to urgently develop within this a Student Accommodation Policy to:</p> <ul style="list-style-type: none"> a) facilitate the development of Purpose Built Student Accommodation (PBSA) distributed across suitable District locations, as a better way of meeting need than conversion of existing family properties to HMOs b) encourage all PBSAs to include on-site management c) review parking policies with PBSAs, in particular on student tenant vehicle use; and 		<p>Executive has committed to developing a Student Housing Strategy and the scope of this work is being scoped by the Housing Strategy & Development Manager. A bid for support from the Local Government Association Housing Adviser Programme was made on 11th September.</p>

<p>provide both adequate off-street parking for all new HMO proposals and adequate, secure cycle parking in all cases.</p>		
<p>2.6 reviews and adjusts the current licensing and reporting arrangements for HMOs, in the lead up to the extension of statutory HMO licensing, due in 2017. This review should include:</p> <ul style="list-style-type: none"> a) adding a condition on HMO licences that they are not operational until appropriate planning consents are in place; b) licensing inspections being given more weight, than at present, to issues that are regarded as unsatisfactory and unacceptable, but are not Category 1 Health and Safety issues, in the approval process; 		<p>Note: Government has not decided when extension will come into effect as yet but probably not until April 2018.</p> <ul style="list-style-type: none"> a. Legal advice is that they must be treated as two separate pieces of legislation and so the Council can make two “contradictory” decisions. However, there are a number of unlicensed HMO’s that do not have a planning consent and have been referred for enforcement; b. The team is doing this; c. The team is doing this and within a specific timescale. Improvement notice is issued if not; d. Leases cover the responsibility of the tenant regarding nuisance etc. We cannot punish landlords whose tenants are not complying with the terms of the lease where the landlord is taking reasonable steps to deal with the problem. e. Recommendation to see whether it would be beneficial and practicable to operate. <p>NB: a list of all non-licensable HMOs, updated quarterly is now published on the website.</p> <p>https://www.warwickdc.gov.uk/info/20733/council_policies_and_plans/395/open_data</p>

<p>c) requiring landlords to undertake remedial work within specified timeframes following inspections;</p> <p>d) requiring landlords to incorporate appropriate rules and penalties within their leases so that they can deal effectively with tenants who are causing serious Anti-Social Behaviour (ASB) issues, as identified by the Council and for which landlords are responsible under HMO regulations;</p> <p>e) introducing flexibility in the process by allowing shorter licence cycles and higher licence costs for landlords causing concern, and imposing formal conditions on landlords who do not take appropriate and timely action.</p>		
2.7 reviews the Council's Fit and Proper		<p>a. Definition of Fit and Proper to be taken from the legislation whenever this comes in;</p> <p>b. Will see what the regulations say. A bond is not an option;</p>

<p>Test for licensed HMO landlords, for both new applications and renewals, to include such requirements as: a) definition of a fit and proper person; b) financial suitability; c) a valid formal Disclosure and Barring Service (DBS) check, the cost of which to be borne by the applicant; d) honest disclosures of relevant information such as planning decisions; e) a history of all breaches of regulations, such as those relating to management of waste, provision of waste containers, external condition of property and noise nuisances, whether at the property being licensed or other properties under the same agent/landlord.</p>		<p>c. Will see what regulations say and if not included will consider options; d. Group were unsure as to what this is getting at so clarification is required; e. This will be set out clearly in the legislation and so the Council will build up a picture of the landlord's behaviours/ actions.</p>
<p>2.8 asks officers to</p>		<p>a. Agreed and doing;</p>

<p>collect evidence, to enable a rational decision to be made in due course, whether to introduce additional licensing to all HMOs across the District, including:</p> <p>a) maintaining, for current and future years, their comprehensive database of inspections of all HMO and Private Sector rented properties, that includes address, name of landlord, type of property (whether it is a licensed or unlicensed HMO), reason for inspection, nature of issues and how quickly they were addressed;</p> <p>b) recording and reporting on the benefits and costs of extending statutory licensing to a further 250-300 premises during 2017;</p> <p>c) undertaking a</p>		<p>b. Agreed and will be doing;</p> <p>c. Not resource to do this but there is some funding for a survey of the private sector more generally. Team to consider what this survey covers.</p>
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<p>substantial questionnaire survey of all HMOs, that allows the results between licensed and unlicensed HMOs to be compared, randomly inspecting various HMO properties and recording results, and asking tenants and near neighbours to HMOs about their management.</p>		
<p>2.9 endorses the work by the Deputy Chief Executive & Monitoring Officer to review enforcement work across the Council, and recommends that co-ordination across the relevant departments is improved to make full use of HMO licensing and regulatory powers.</p>		<p>Report to Executive; Marianne looking at Enforcement across the Council; One Council approach.</p>
<p>2.10 acknowledges the work of the Finance & Audit Scrutiny Committee that is looking at implications of changing local</p>		<p>A report has already been submitted to F&A describing the problems and without a change in Government policy and legislation there is nothing that can be done.</p>

government financial support to ensure that the Council Tax exemptions on properties continue to be fully funded by government.		
2.11 commends the roll out of the community map app to all Councillors including the full HMO mapping system.		Agreed.
2.12 In addition the Overview & Scrutiny Committee receives a report from officers in twelve months' time, outlining the progress made to date on the above recommendations.		Agreed and regular updates will be given to O&S by DCX (AJ) over the next twelve months.