**Private Housing Standards**

**Statistics**

**All information provided relates to a financial year.**

**Prosecutions**

We will instigate legal proceedings where we are satisfied that there is sufficient, admissible and reliable evidence; that an offence has been committed by an identifiable individual or company; that there is a realistic prospect of conviction; that it is in the public interest; and that prosecution is more appropriate to the circumstances than issuing a civil penalty.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 – to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| TRO | 0 | 2 | 2 | 1 | 2 | 6 |
| PHS | 0 | 0 | 3 | 4 | 12 | 7 |
| **Total** | **0** | **2** | **5** | **5** | **14** | **13** |

**Civil Penalties**

This is a financial penalty that we can impose on an individual or organisation, as an alternative to prosecution, for the following offences under the Housing Act 2004:

* failure to comply with an Improvement Notice
* offences in relation to licensing of Houses in Multiple Occupation
* offences in relation to licensing of houses under Part 3 of the Act
* offences of contravention of an overcrowding notice
* failure to comply with management regulations in respect of Houses in Multiple Occupation

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 – to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| TRO | 0 | 0 | 0 | 3 | 3 | 2 |
| PHS | 26 | 7 | 9 | 23 | 32 | 0 |
| **Total** | **26** | **7** | **9** | **26** | **35** | **2** |

 

**Informal Notices**

Our usual preference is to give owners, landlords, agents and tenants the opportunity to co-operate with us in the first instance, unless the circumstances of the case merit immediate enforcement. In these situations we will look to resolve issues informal means. The table below shows a breakdown of the number of Informal Notices issued within the last 5 years, along with an ongoing total for the current financial year.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| **Total** | 57 | 207 | 367 | 538 | 389 | 379 |

**Formal Notices**

We will intervene and take enforcement action when voluntary or co-operative working is not succeeding to ensure that matters of health, safety and wellbeing are dealt with properly. The table below shows a breakdown of the number of Informal Notices issued within the last 5 years, along with an ongoing total for the current financial year.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| Improvement Notice | 4 | 16 | 11 | 26 | 45 | 22 |
| Suspended Improvement Notice | 1 | 3 | 0 | 2 | 1 | 6 |
| Prohibition Order | 2 | 13 | 4 | 12 | 6 | 4 |
| Suspended Prohibition Order | 0 | 0 | 0 | 0 | 1 | 1 |
| Hazard Awareness | 3 | 3 | 1 | 0 | 2 | 1 |
| Emergency Remedial Action Notice | 0 | 3 | 2 | 1 | 0 | 2 |
| Emergency Prohibition Order | 1 | 2 | 3 | 2 | 1 | 1 |
| Section 59 notice – defective drainage | 0 | 0 | 0 | 7 | 4 | 3 |
| S80 Abatement Notice | 0 | 2 | 2 | 3 | 9 | 8 |
| S4 Accumulation of rubbish | 0 | 0 | 0 | 3 | 4 | 6 |
| **Total** | **11** | **42** | **23** | **56** | **73** | **54** |

**Request For Service (RFS)**

We deal with many enquiries where landlords are not fulfilling their obligations and we may provide information so that tenants are able to contact their landlord about repairs. Where we are not satisfied that landlords are fulfilling their obligations, and where there are continued concerns about property standards we will look to inspect the property. The table below shows a break down of the requests under specific categories for the last 5 years, along with an ongoing total for the current financial year.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| Neglect – disrepair, damp etc | 21 | 284 | 101 | 251 | 210 | 203 |
| Fire and amenity standard  | 76 | 6 | 5 | 0 | 10 | 20 |
| Safety – gas, electricity etc | 0 | 83 | 29 | 81 | 51 | 57 |
| Empty Property | 16 | 158 | 95 | 61 | 50 | 38 |
| Overcrowding and licensing issues | 3 | 25 | 21 | 92 | 41 | 54 |
| General | 1 | 7 | 1 | 4 | 2 | 5 |
| **Total** | **117** | **463** | **252** | **489** | **364** | **377** |

**HMO**

The table below shows a breakdown of the number of applications received for Mandatory HMO Licensing within the last 5 years, along with an ongoing total for the current financial year.

A list of all licenced properties can be found [Here](https://www.sheffield.gov.uk/home/housing/licensing-houses-in-multiple-occupation)

A full copy of the Public Register, including the names and addresses of Licence Holders and Managers is available to purchase.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| **Total**  | 97 | 281 | 315 | 524 | 289 | 228 |

**Selective Licensing**

The table below shows a breakdown of the number of applications received for Selective Licensing within the last 5 years, along with an ongoing total for the current financial year.

A list of all licenced properties can be found [here](https://www.sheffield.gov.uk/home/housing/selective-licence-london-abbeydale-chesterfield-road)

A full copy of the Public Register, including the names and addresses of Licence Holders and Managers is available to purchase.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 to date** | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| **Total**  | 4 | 23 | 16 | 368 | 24 | 10 |

**Tenancy Relations**

We provide advice and information to landlords and tenants about tenancy law and offences related to tenancy law. We help to make sure that tenants are not made to leave their homes unlawfully. The table below shows a breakdown of the number of Tenancy Relations requests for service within the last 5 years, along with an ongoing total for the current financial year.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2022 to date**  | **2021/22** | **2020/21** | **2019/20** | **2018/19** | **2017/18** |
| **Total**  | 420 | 807 | 436 | 598 | 645 | 655 |