

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.

	2021	2020/21	2019/20	2018/19	2017/18	2016/17
TRO	2	2	1	2	6	6
PHS	0	3	4	12	7	8
Total	2	5	5	14	13	14

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

	2021 – to date	2020/21	2019/20	2018/19	2017/18	2016/17
TRO	0	0	3	3	2	1
PHS	1	9	23	32	0	0
Total	1	9	26	35	2	1



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.

	2021 to date	2020/21	2019/20	2018/19	2017/18	2016/17
Total	372	367	538	389	379	400

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.

	2021 to date	2020/21	2019/20	2018/19	2017/18	2016/17
Improvement Notice	15	11	26	45	22	25
Suspended Improvement Notice	1	0	2	1	6	3
Prohibition Order	7	4	12	6	4	3
Suspended Prohibition Order	0	0	0	1	1	0
Hazard Awareness	2	1	0	2	1	0
Emergency Remedial Action Notice	2	2	1	0	2	3
Emergency Prohibition Order	1	3	2	1	1	1
Section 59 notice – defective drainage	0	0	7	4	3	12
S80 Abatement Notice	2	2	3	9	8	15
S4 Accumulation of rubbish	0	0	3	4	6	13
Total	30	23	56	73	54	75

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.

	2021 to date	2020/21	2019/20	2018/19	2017/18	2016/17
Neglect – disrepair, damp etc	198	101	251	210	203	240
Fire and amenity standard	4	5	0	10	20	24
Safety – gas, electricity etc	65	29	81	51	57	64
Empty Property	143	95	61	50	38	35
Overcrowding and licensing issues	35	21	92	41	54	49
General	3	1	4	2	5	13
Total	448	252	489	364	377	425

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](#)

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

	2021 to date	2020/21	2019/20	2018/19	2017/18	2016/17
Total	383	315	524	289	228	278

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](#)

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

	2021 to date	2020/21	2019/20	2018/19	2017/18	2016/17
Total	7	16	368	24	10	28

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.

	2021 to date	2020/21	2019/20	2018/19	2017/18	2016/17
Total	483	436	598	645	655	671