

EXECUTIVE

17 May 2023
Questions for Written Reply

1. From Ms Helen Alsworth to the Portfolio Holder for Public Protection and Enforcement

Does the Council have data about HMOs if they do not have planning permission, are not on the Council tax system as HMOs, the Housing Benefit records, or the housing allocation system? If the Council does not already have data from these sources, does the Council intend to gather information?

Reply:

The Management of Houses in Multiple Occupation (England) Regulations sets out the duties of HMO managers and occupiers. These duties state the landlord must provide amenities such as waste facilities, fire precautions and emergency escape. Also ensuring the maintenance of gas, electricity and water supply. Should these not be in place the local authority can prosecute the landlord.

This legislation is rarely used as it moves immediately to prosecution which is not in line with the Councils Housing Enforcement Policy. Other legislative tools are more appropriate such as Improvement Notices via the Housing Act 2004. For example, recently we have required landlords to implement improvement measures such as better fire precautions.

2. From Ms Helen Brookfield to the Portfolio Holder for Public Protection and Enforcement

What powers does the council have under the HMO management regulations to deal with problematic HMOs and can the Council provide examples of when such powers have been used?

Reply:

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appropriate such as Improvement Notices via the Housing Act 2004. For example, recently we have required landlords to implement improvement measures such as better fire precautions.

3. From Ms Angela Wilkins to the Portfolio Holder for Resources, Commissioning and Contracts Management

In the council's estimation, by how much has the likely sale price of Community House been devalued because of the Council's failure to comply with the obligations on it in the lease to undertake repairs and maintenance?

Reply:

The Council is mainly responsible for external repairs to Community House together with some internal infrastructure elements. From a market perspective the anticipated disposal receipt will be driven by the property's ability to deliver income as opposed to its condition. That said the better the condition the better the return – however as the property has not yet received any offers for Members to consider, as Community House is currently subject to an Asset of Community Value disposal moratorium, it is not possible to quantify what the differential is, if any, in this regard.