

FOI Ref
7774

Response sent
5 Oct 20

(CCC) HMO's

Please find attached questionnaire relating to housing standards and enforcement between 2016 and 2020. This information is being requested in accordance with the Freedom of Information Act on behalf of Karen Buck MP.

Response:

Thank you for your request for information above, which we have dealt with under the terms of the Freedom of Information Act 2000.

I hope the following will answer your query:

A majority of enforcement work within Cambridge is taken using The Management of Houses in Multiple Occupation (England) Regulations 2006. I have attached the completed questionnaire with information held .

Further queries on this matter should be directed to foi@cambridge.gov.uk

If the information is/was held but is not available or accessible insert N/A in the appropriate cell.
 If the information is/was not kept insert N/K in the relevant cell
 If the Local Authority believes providing all the information requested would incur unreasonable expense, please provide all information possible.

		2016/17	2017/18	2018/19	2019/2020
1	<i>As at the year-end (or period end), how many staff were employed (directly or indirectly) to undertake inspections of properties?</i>				
	<i>a) Qualified EHOs</i>	4	5	4	4
	<i>b) Other staff</i>	4.5	3.5	3.5	4.5
2	<i>Number of homes (single household and HMOs) identified as having the following hazards assessed as Category 1 under the Housing Act 2004 (Part1) *If data not held per hazard, please provide total.</i>				
	Damp and Mould				
	Excess Cold	2		4	2
	Carbon Monoxide (& products of Combustion)				
	Crowding and Space		1	1	1
	Entry by intruders				
	Noise				
	Food Safety			1	1
	All Falling hazards		2		
	Electrical hazards				3
	Fire		2	4	3
	Other (please specify) Uncumbusted Fuels & gas			1	
	Personal Hygiene			1	
	Sulphur Dioxide				1
	Total	2	5	12	11
3	<i>Number of the following courses of action taken <u>under Part 1 of 2004 Act</u> (totals, including for Category 2 hazards)</i>	*Not including withdrawn			
	Improvement Notice (included suspended notices)	2	2	2	0
	Prohibition Order (including suspended order)	1	4	0	2
	Emergency Remedial Action	0	0	0	0
	Emergency Prohibition Order	0	0	0	0
	Hazard Awareness Notice	2	1	0	1
	Other please specify				

4	<i>Number of the above actions (at Q3) where person having control was a registered provider (housing association)</i>	0	0	0	0
5	<i>Number of dwellings improved as the result of action under Part 1 Housing Act 2004 (other than as the result of work in default)</i>	7	20	61	3
		2016/17	2017/18	2018/19	2019/2020
6	Total <u>Number</u> of Final Civil Penalty Notices for relevant housing offences		0	2	9
	<i>Number of Final Penalty Notices issued for Housing Act 2004 for failure to comply with Improvement Notice</i>		0	0	0
	Total amount of Civil Penalties imposed for relevant housing offences	£	£0	£14354.60	£36671.43
	<i>Total amount of penalties for offence of failure to comply with Improvement Notice</i>				
7	<i>Number of Rent Repayment Orders as the result of offences under Part 1 of the Housing Act 2004</i>	0	0	0	0
8	<i>Number of Prosecutions for offences under Part 1 Housing Act 2004</i>	0	0	1	0
9	<i>Number of Banning Orders</i>	0	0	0	0
	<i>a) applied for</i>				
	<i>b) granted</i>	0	0	0	0
10	<i>Number of instances where work in default of compliance with Improvement Notice (including by agreement)</i>	0	0	1	0
11	<i>Does or did the local authority have:</i>				
	<i>a) Additional HMO licensing</i>	no	no	no	no
	<i>b) Selective licensing for any of these periods</i>	no	no	no	no
	Answer YES or NO in appropriate cells				
12	<i>Number of HMO bed spaces improved under HMO licensing (mandatory & additional)</i>	Please see below *			
13	<i>If at Yes at Q 11b) for selective licensing in any year give number of dwellings improved as the result of licensing conditions under Part 3 of the 2004 Act</i>	n/a	n/a	n/a	n/a
14	<i>Number of instances where LHA has advised or supported tenants about action under the Landlord and Tenant Act 1985 as amended by the Homes (Fitness for Human Habitation) Act 2018</i>	Please see **			

*Question 12

Restrictions with the current database system means we are not able to provide individual information on the number or rooms improved. All properties that apply for a new licence or renewal will be inspected if they have not been in the previous 4 – 5 years. All properties will be inspected during the licence period. Currently there are 767 licensed properties in the city.

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I am afraid we do not keep information about how many instances where Housing Advice has advised or supported tenants about action under the Landlord and Tenant Act 1985, as amended by the Homes (Fitness for Human Habitation) Act 2018. This would involve reading every personal housing plan, journals and old files to see the notes and letters sent to the applicants from 2016. To put this into context, we had 2084 approaches for assistance in 19/20.

I can confirm that when there are landlord and tenant issues, every person that approached Cambridge City Council Housing Advice Service would be advised their rights, in writing, and when appropriate a letter to the landlord also advising of their obligations. There have also been instances when Housing Advice Service has supported tenants to make a claim against their landlord under these provisions, but substantially these are as a counter claim against a notice of possession from their landlord (essentially the main aim is the prevention of homelessness and often a claim can be brought below mandatory possession awarded to the landlord because of disrepair).