

Selective Licensing Scheme - Netherfield Ward

Tom Southam

Senior Environmental Health Officer

Background

Scheme

Designated 1st October 2018

Netherfield Ward

All private rented dwellings to be
Licensed

Team

One Environmental Health Officer

Two Housing Improvement and Enforcement Officers

One Student Placement Officer



Update On Applications

- 700 Applications Received
- 41 Applications withdrawn or subsequently found to be exempt from licensing
- 582 Licenses Issued
- 315 Properties Inspected (Inspections temporarily suspended due to Covid-19)
- Civil Penalty Notices served in relation to 13 dwellings for failing to licence (total fines £14,551)

Hazards Identified

- 85% of properties identified as requiring remedial works following property inspection
- 35 Properties identified as having disrepair presenting imminent risk to occupants safety (11%)

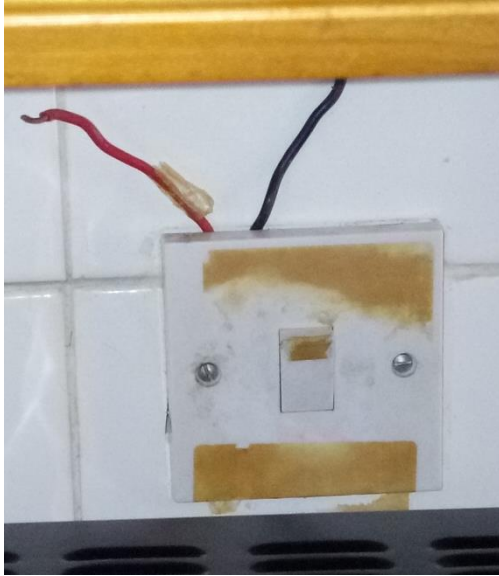
Advantages to the scheme

- Increase in property inspections
 - More hazards identified
 - More problems rectified
- Tenants, Agents and Landlords more aware now of what is expected and required
 - Tenants do not have to complain to the Council in order for an inspection to be carried out
 - Advice provided by officers on relevant legislative requirements, responsibilities and rights
 - 85% of properties had issues identified as requiring improvement.
- Licence conditions ensure effective management of property
 - Prescribed set of rules Licence Holders bound by
 - Increase in powers available to Council if conditions not adhered to

Before and After



Common hazards – Electrical



Disrepair to
plug sockets
and light
fittings



Bare live
wires

Common hazards – Damp and Mould



Defective damp proofing

Water leak

Defect to the fabric of the building allowing moisture ingress



Inadequate heating provision

Common hazards – Excess Cold

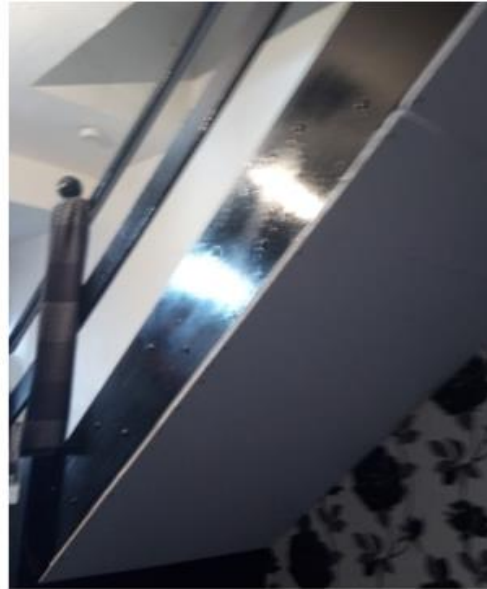


Poorly
maintained
and/or
inadequate
heating systems



Disrepair to
windows

Common hazards – Falls on Stairs/between levels



Disrepair to stairs

Inadequate guarding



Missing handrails