

How is The Council Monitoring Standards in the Private Rented Sector

Dawn Deakin

The Team

- Service Manager
- 3 Senior Environmental Health Officers
- 5 Environmental Health Officers
- 3 Housing Standards Officers
- 1 Intelligence officer
- 1 Team Assistant



What we do

- Receive requests for service regarding properties with hazards and non-compliant landlords
- Informal approach to landlord by letter
- Visit and Survey
- Score hazards found (29 in HHSRS)
- Schedules of work to landlords
- Formal notices if needed
- Prosecution or Civil Penalties for non-compliance

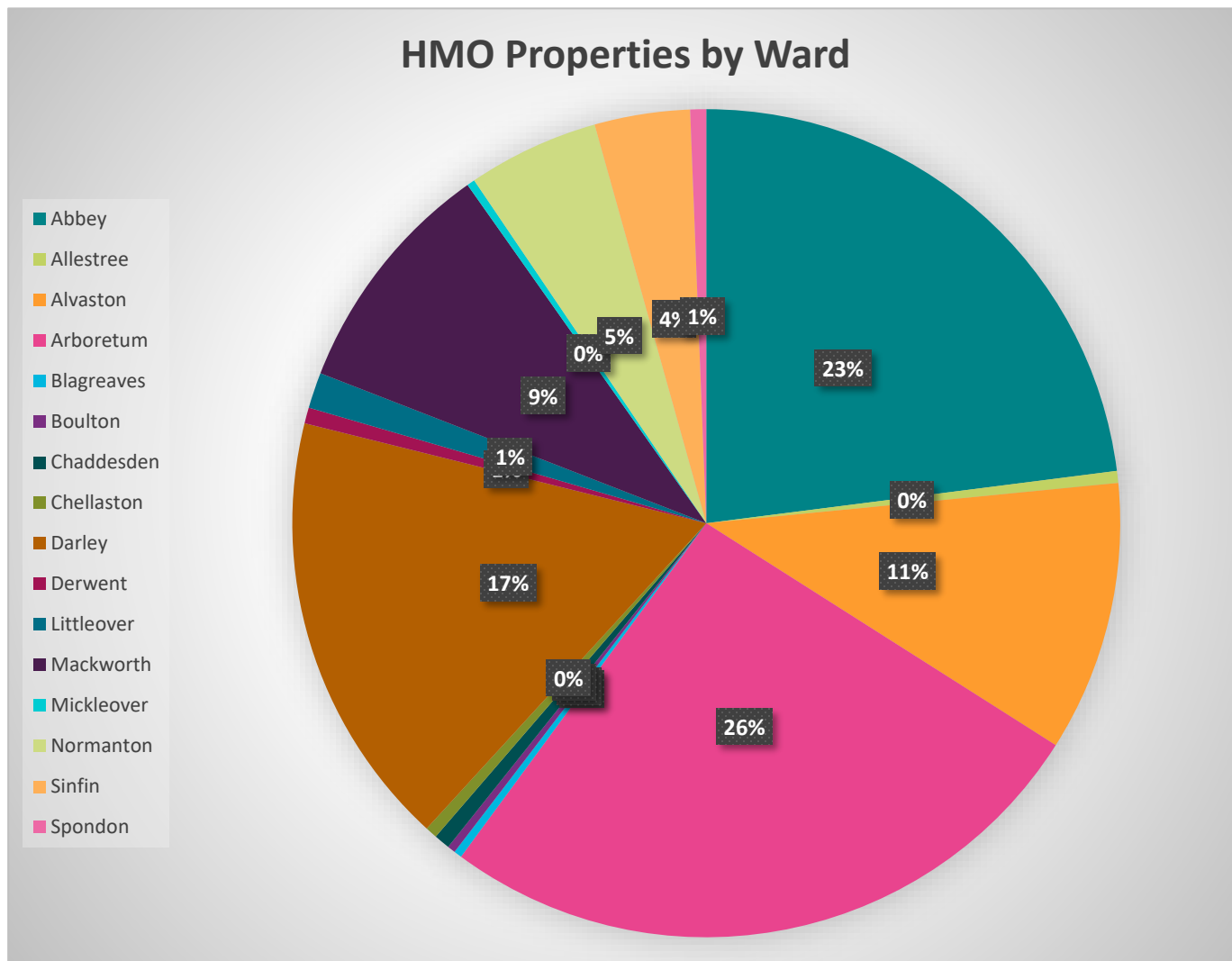


What we do

- Licence Houses in Multiple Occupation
- Survey properties for Derby Homes to be used as TA
- Visit and check properties for use under the Homes for Ukraine's Scheme
- Monitor/licence properties being used for asylum seekers awaiting decisions on settled status
- Work closely and dual visit with DFRS, Police GLAA (Gangmasters), Home Office, Social Care and Planning and Building Control



Spread of the 650 Licensed HMO's



Grenfell and Joint Audit & Inspection Team

- Instruction from S.O.S following Grenfell
- DFRS & DCC formed JAiT
- All 5+ storey buildings (36) inspected
- No ACM/HPL found externally
- Some FS issues internally – DFRS
- Dame Judith Hackett report, criticism of BC sign offs etc.
- Building Safety Regulator – HSE
- Consultation, Design and Construction



Fire Safety Regulation Changes

- DFRS and DCC share a Protocol
- The Fire Safety Act 2021
- The Fire Safety (England) Regulations 2022
- Clarification on Responsible Persons duties in multi-occupied buildings
- DFRS responsible for flat entrance doors and anything attached to external walls (cladding/balconies etc.)
- DCC responsible for anything beyond the flat entrance doors



Minimum Energy Efficiency Standards (MEES)

- Project Team for 2 years funded by BEIS
- Worked with Warmer Derby and Derbyshire
- 3 Promotional events with Fantastic Homes Van Normanton/Arboretum Wards
- Targeted approach working on data supplied by public health analyst
- 682 with EPC of F/G and 500 with no EPC's
- 76 Compliance Notices
- 7 Penalty Notices (appeals to FtT success for DCC)
- Ongoing for every property we visit



Illegal Evictions and Harassment Cases

- Protection from Eviction Act 1977
- Rise in complaints from tenants
- Advised/educated Derbyshire Police about it being criminal not civil offence
- Reminder - carries custodial sentence
- 1 recent case in Mags Court guilty plea
 - fined £1610 to be paid within 28 days
- Banning Orders for 'worst offenders'



Damp and Mould

- Death of Awaak Ashak in Rochdale we saw increase in D&M complaints
- Understandably tenants scared + cost of living crisis hitting hard
- DLUHC instructed us to supply info on last 3 years complaints and actions regarding D & M
- Triage according to extent of - photos of D&M + vulnerability of tenants
- Prohibition Order's been made for severe D&M cases to increase thermal insulation/envelope
- 50% increase in urgent cases for same period last year (Nov-Jan 22/23)



Performance 22-23

- 428 requests for service
- 116 H4Ukraines properties inspected
- 163 HMO's visited and licensed for 5 years
- 173 management of HMO inspections undertaken
- 347 schedules of work or formal notices sent to landlords
- 226 dwellings improved
- Improved properties by removing 489 recorded hazards

Evaluation of Team Performance

- HST subscribe to the Building Research Establishment Housing Health Cost Calculator – quantitative data
- Estimated cost to landlords of £132,795 (averages out £500 across the 226 properties)
- Resulted in a total cost savings for the NHS and Wider Society of £337,806 over the following 12 months



Current project

- Recent Housing Stock Condition Survey - 27,653+ PRS in City - Estimates 15.7% with category 1 hazard
- 3 wards worse than national average (based on English Housing Survey) - oldest stock
- Received some funding from SPF to start a 2-year proactive project across these wards
- Ongoing recruitment issues
- Started mid September – 6 streets being targeted across the 3 wards
- More holistic approach and working with partners across NHS and linking in with Locality Working
- 7/8 December event planned on Havelock Road – Santa Claus Day to engage the EU/Roma communities, other event to be planned in future



Success Stories



Record fine for landlord whose dangerous Derby property 'put tenants' lives at risk'

Adrian Ernest Dart pleaded guilty to a charge of non-compliance with an improvement notice served under the Housing Act 2004 for hazards in his property on Society Place

He was fined £6,500 and ordered to contribute of £2,436 towards the council's prosecution costs. He was also ordered to pay a victim surcharge of £170.

Due to the seriousness of the case and Dart's lack of engagement with the Housing Standards Team, an additional fine of £20,000 was added. In total, Dart had to pay out £29,106.



Success Stories



Well-known Derby landlord fined for hazards at flats which 'put lives at risk'

Yash Pal Manan, who owns 40 properties and manages another 250 in the city, was prosecuted by Derby City Council's housing standards team for offences at the homes in Abbey Street.

Manan was found guilty of non-compliance with five improvement notices served under the Housing Act 2004. He was fined £16,020 for failing to comply with the improvement notices and ordered to pay the Council's prosecution costs of £3,252. He was also ordered to pay a victim surcharge of £170.

Due to the seriousness of the case, an additional fine of £15,000 was added, bringing his total costs to £34,442.00.



Success Stories



‘Derby landlord jailed after hazardous flats put tenant lives at risk’

Rajinder Narroya was jailed for six months after city council officers found dangerous problems with flats in Uttoxeter New Road.

He was found guilty of non-compliance with two improvement notices and was fined £10,000. He was also ordered to pay the prosecution costs of £2,766 and a victim surcharge of £170.

He then defaulted on payment of the fine and had a suspended sentence imposed. As a result of this case and the threat of leaving the country magistrates sent him to prison for six months



Success Stories Civil Penalties Issued

Introduced in 2017 with changes in Housing Act 2004

2018-19	£32,500
2019 - 20	£60,000
2020-21	£28,000
2021-22	£40,500
2022-23	£41,117

Any Questions?

Thank you



Derby City Council