

REQUEST AND RESPONSE

- 1) How many complaints against private landlords concerning illegal eviction have you received in each financial year since 2009/10?

2009/10	24
2010/11	19
2011/12	18
2012/13	21
2013/14	18

- 2) How many complaints against private landlords concerning harassment have you received in each financial year since 2009/10?

Same figures as Q1 above due to the way they are recorded together on our system.

- 3) How many complaints against private landlords concerning category I or II hazards under the Housing Health and Safety Rating System (HHSRS) have you received in each financial year since 2009/10?

2009/10	303
2010/11	279
2011/12	297
2012/13	306
2013/14	316

- 4) How many complaints against private landlords concerning unlicensed Houses in Multiple Occupation have you received in each financial year since 2009/10?

We do not have the facility to extract data to this level so unable to provide an accurate figure – likely to be low.

- 5) How many complaints concerning financial scams (such as unfair charges, withheld deposits), against private landlords have you received in each financial year since 2009/10?

We do not record this information and officers do not recall any such complaints being received. People tend to approach the CAB over these issues.

- 6) Roughly, how many private landlords have you repeatedly dealt with that give you continued cause for concern?

12

- 7) How many cases against private landlords in total have you taken pre-enforcement action (such as a letter or verbal warning to the landlord) and in how many cases were you able to resolve the issue in each financial year since 2009/10?

2012/13 302

2013/14 324

Given the way this data is recorded it is only reasonably possible to extract data for two years

- 8) On how many cases have you taken formal enforcement action (such as injunctions or court orders) against private landlords in each financial year since 2009/10? And how many have been complied with?

2012/13 25

2013/14 10

All have ultimately been complied with

Given the way this data is recorded it is only reasonably possible to extract data for two years

- 8) How many prosecutions have you brought against private landlords in each financial year since 2009/10? And how many were successful?

None

- 9) i) What proportion and ii) how many of your local authority's private rented properties meet the Decent Homes Standard?

Recent (2013) stock modelling provides the following data, Decent Homes Standard was not a measure that was included in the modelling although the disrepair criteria were based on the old Decent Homes Standard:

	Dwellings	All Hazards	Excess Cold	Fall Hazards	Disrepair	Fuel Poverty	Low Income HH	Simple SAP score
PRS	11313	2711 (24%)	1441 (13%)	1270 (11%)	1095 (10%)	2494 (22%)	4238 (37%)	49

- 12) When dealing with private landlords in the financial year 2013/14 have you seen cases where their behaviour or neglect has required the involvement other public services? **Yes**

Yes/No If yes please can you estimate the number of cases

Fire (e.g. due to hazards in the property)

Health (e.g. hospitalisation of a tenant) **Mainly health related – 2 or 3 cases**

Police (e.g. prosecuting a landlord)

Other (please specify)

13) i) How many private landlords operating in your local authority are currently accredited (if you have an accreditation scheme); ii) what proportion is this of all private landlords and iii) what year did your accreditation scheme come into force?

The Essex Landlord Accreditation Scheme was launched in September 2014. To date no Landlords in our District have joined

14) Do you operate a selective licensing scheme or schemes in your local authority area?

No

15) Is there anything else you would like to tell us about how you deal with problem landlords in your area?

Our approach is to work with and advise LLs where we can. This means that our formal enforcement rate is low with most problems being resolved before we reach that stage.