

## Private Rented Sector Forum

### Property Condition - Enforcement Update 31/03/22

In summary during 21/22 the enforcement team:

- received 297 disrepair cases
- 149 of these disrepair cases were outside of the selective licensing areas
- 159 cases were addressed and closed
- 72 properties became vacant and were placed on void monitoring
- 4 Improvement Notices were served and 3 more are in the process of being served
- 2 Civil Penalties – total fines £20,000 and 1 more to be served
- 3 Emergency Remedial Notices were served
- 2 Prohibition Notices were served

Detailed below are two cases that the team have taken a multi-agency approach to resolve:

#### Case Study 1

The team received an email from Social Services regarding a young couple who suffered with mental health issues, dyspraxia and autism.

They were living in a property with :-

- No heating and hot water
- Severe damp and black mould spores in all the rooms and were currently sleeping in the front room
- No handrail to the main house stairs
- No smoke alarms
- No escape window as the stairs ran off the kitchen
- No gas safety certificate

The Social worker explained that she could not put the care package in place for the young couple due to the condition of the property.

The landlord was not willing to do the work as the tenants had a top up to pay but due to being on the incorrect benefits could not pay the top up. Due to the tenants lifestyle it would also have been very difficult for contractor to undertake remedial work.

An inspection of the property was carried out and a schedule of works were sent to the owner. The post inspection was carried out and no work had been done.

The team worked with Social Services to ensure both tenants were on the correct benefits and managed to secure another tenancy in their support area with an accredited managing agent.

The Council helped the tenants apply for a discretionary housing payment towards the bond for the new property and secured a grant for new white goods.

The couple successfully moved into their new home with a care package in place and their mental wellbeing greatly improved.

## **Case Study 2**

Selective Licensing raised concerns about the condition of a property, subsequently a joint visit was carried out with the Police as they were already involved due to suspected exploitation of the tenant who was aged over 80.

The property was in a very dirty condition with faeces over the floor in the rear and front lounge. The tenant was very dirty and appeared to have signs of self-neglect and possible Dementia.

An inspection was carried out of the property and the boiler was not working so therefore the tenant had no heating and hot water.

On return to the office, we contacted the landlord who sent a gas engineer to repair the boiler.

A safeguarding form was completed due to the concerns for the tenant's wellbeing. This case was then discussed at the Multi Agency Meeting, and it was decided a joint visit with social services and the Police would be the best solution.

The tenant refused all help and refused to move to more appropriate accommodation.

A schedule of works was sent to the landlord but due to the condition of the property it would have been difficult to get contractors to enter the property.

After various meetings and visits a doctor went to assess the tenant, subsequently the tenant was admitted to hospital for assessment and care.

The tenant is currently in rest bite care and discussions are ongoing as to whether she can return to her tenancy. The Home Improvement Agency are looking into do a deep clean followed by Social Services who will look to replace some white goods in the property and put in a care package.

The enforcement team will work with the landlord to ensure the repairs are completed once the deep clean is done and then the tenant can go back home.