



Response to Request for Information

Reference FOI 061551
Date 29 July 2015

Selective Licensing Scheme

Request and response in 'blue':

I am writing to you today to lodge a Freedom of Information (FOI) request regarding the Selective Licensing scheme for privately rented properties in your Local Authority.

I have several requests:

1. What steps you have taken to measure – or estimate – the size of the Private Rented Sector (PRS) in your area in the past five years, and what are the total costs has been/is expected to be of undertaking such exercises.
We are not in a position to be able to provide information for the full period requested due to a change in software. Our new software became operational in September 2013 – so we can only provide 1 complete year of data from (April 2014 to March 2015).
 - a. These costs can include, and not be limited to: internal office hours, external consultancy fees or a combination of both. Please provide this breakdown and do not just give an overall total.
Wolverhampton has not paid any consultants or undertaken any specific works to identify the size of the PRS locally.
 - b. What is the size of the PRS in your area based on your estimates? If this has been broken down by occupancy type, length, or rent then please provide this as well.
The estimates we use are the published 2011 Census data which is already publically available

Additionally, I am interested in the following items:

2. The number of HHSRS inspections carried out over the same time period.
 - a. Please provide this broken down by year, by tenancy type if available, and indicate whether the property was an HMO, a licensed HMO, or covered by another licensing scheme.
Number of HHSRS inspections- 2014/15 - 160
3. Indications of informal action proposed and the number of cases where this proved effective. Additionally the number of cases where informal action was

followed by formal action.

Information not held.

4. Formal enforcement notices served. Including instances such as:
 - a. Hazard awareness notices
 - b. Improvement notices (Category 1 hazards)
 - c. Improvement notices (Category 2 hazards)
 - d. Prohibition Orders
 - e. Emergency Remedial ActionNotices served 4 for 2014-15
Improvement notices = 10
Prohibition Orders = 12
5. Charges levied per notice, broken down by notice type
We are not able to provide figures for the charges for notices. There is no set fee charged as charges are calculated based on individual officer costs, time spent, calls made, inspections carried out etc.
6. Total revenue collected per annum from HHSRS formal notices
£1,924.79
7. Percentage of revenue returned to Environmental Health departments, if any
100%
8. Percentage of situations where formal action proved effective
Information is not available.
9. Number of cases where formal action led to termination of tenancy or change in ownership and whether further action was taken to enforce the original notice.
Information is not available which identifies where formal action led directly to a termination of tenancy. If formal action has been taken and the tenant vacates (for whatever reason), the case is not closed until the notice has been complied with.
10. Number of prosecutions commenced on formal notices
4 for 2014/15

If you could please consider the entire question set with regards to the private rented sector (PRS) with regards to housing enforcement.