



# Sheffield's Private rented sector

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**Sheffield** *where everyone matters*

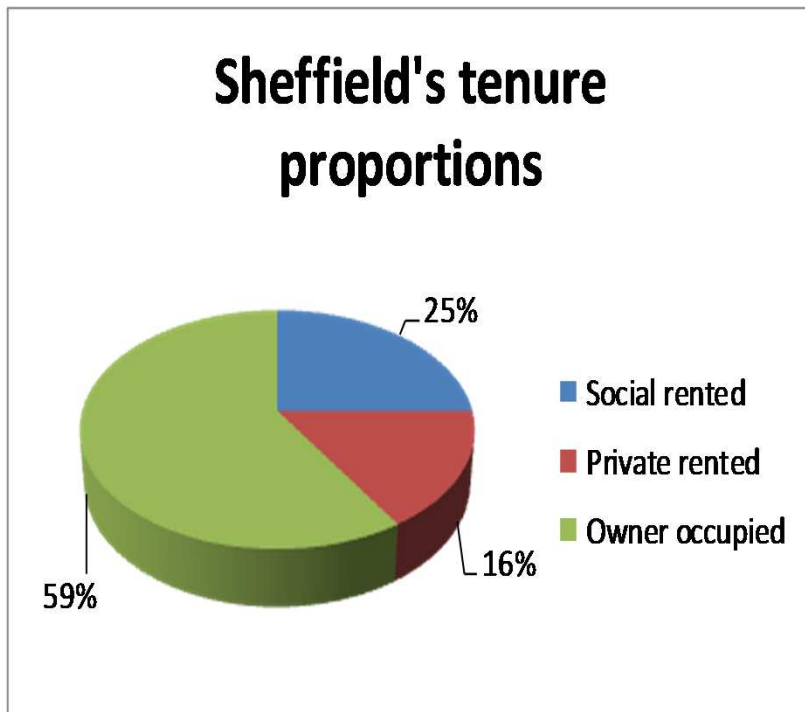


Agenda Item 9

## Today I'll talk about...

- Reminder about the private rented sector
- Page Hall general round up
- Selective Licensing
- What else we've been doing this year!

# A reminder - PR Sector in Sheffield



- Sector doubled in past 10 years
- Around 35,000 households in PR sector
- Around 41,000 in council housing
- More vulnerable people in the sector
- More landlords
- Less time to collect data and manage what we find

# Page Hall Grid update

- New Neighbourhood Manager
- Gold, Silver and Amber approach
- Selective Licensing plus voluntary scheme – April 2014
- NEVER intended to 'sort out' all the problems
- Waste, fly-tipping, congregations on streets, education, health and safeguarding challenges still being managed



# Page Hall Selective Licensing



Reminder – licensing is an administrative process

- 258 licence applications
  - 227 are valid (full info and payment)
- 85 exemptions requested
  - 51 are valid (empty or close family member)
- 186 Draft licences issued (stat consultation)
  - 132 Actual licences issued



# Page Hall Selective Licensing



- 63 landlords have attended our training course
- Developed with RLA – we wrote it and they deliver it
- 81% satisfaction – although you'd never believe it!
- Landlord information pack developed
- Dedicated enforcement staff
- Over 700 full and partial inspections/visits

# Enforcement visits...



- Tampered meters – worked with UK Revenue Protection Association
- Benefit fraud – reported to HMRC/DWP
- Safeguarding referrals
- Prohibition order served – attic room
- 70 Notices already served for works
- Remember - no Govt resources left to carry this on after March

# Selective Licensing...



- 6 court cases complete
- 22 others pending investigation or court dates
- Massive amount of time responding to FOIs/DPA
- They're not displacing – they're still arriving
- So we have valuable lesson about the tools we have and when they're appropriate





# Sheffield's a big place!..



- ESP/chasing debts
- 52+ Learning disabilities properties identified
- Enforcing problematic empty homes – all with a story
- Lots of landlord training and educating
- Implemented new legislation for Letting agents
- Already sent out 6 Notices



# Sheffield's a big place!..



- Developed a new and better 'Fit and Proper' procedure
- 15 landlords/agents brought in for interview
- Some Interviews Under Caution (like the police)
- Some being 'monitored'
- 8 have been/being refused
- Attack is the best form of defence – apparently!

# Sheffield's a big place!..



- Visits from other LAs
- Called on for policy guidance/views
- Showcasing our work
- Spoken at 5 conferences already – with another 2 booked in
- Building partnerships and winning awards
- Building a team fit for the future..



# Things to think about...



Department for  
Communities and  
Local Government



HM Courts  
& Tribunals  
Service

- Precedents and case law
- Landlords are uniting
- Loss of funding to target rogue landlords
- Resources to prosecute – even more need to target
- Sector will continue to grow (eg. pensions)
- Our duty to rehouse people isn't getting any easier
- A realistic scenario – more intervention in managing the sector?