



# Housing Licensing Update



**Nottingham**  
**City Council**

# Performance update

Licence applications received	19,040
Draft licences issued	6909
Final licences issued	1064
Properties improved (Council intervention)	193

## Case studies

- 2 gas fires in whole house
- Supporting landlord with tenant causing ASB



# Case Study 1

During a pre licence inspection, to a property with a tenant over 70 years, we found that the only heating was two gas fires. Thanks to our inspection, the landlord fitted a full gas central heating system and the tenant is very happy.

Pre licence inspection that flagged for a low energy performance certificate (EPC) found to have no fire detection. Letting agents fitted fire detection urgently and following improvement works they have obtained a new and better EPC.

Four properties with the same letting agent have insufficient heating (gas fires etc.) and secure tenants. Working with the letting agency to fit full gas fired heating in all the properties. Work will be ongoing with the agent's portfolio as other properties have been identified with a low EPC.



# Case Study 2

A landlady, who had difficulty with tenants causing ASB called to say thank you and if it wasn't for the Selective Licensing team being in place she wouldn't know what to do and wouldn't have the support.

The landlady struggled to understand the basics around tenancy management. She was granted a temporary exemption notice (TEN) with our help and with advice from EMPO she served a correct legal notice to her tenant.

Over a number of weeks, working with both parties - the ASB was very quickly resolved.



# Implementation plan

Year	Promote	Process	Engage	Enforcement	Compliance	Review
1						
2						
3						
4						
5						

Executive Board report, April 2018



# Implementation plan

- Scheme promotion
- Application processing
- Engagement
- Compliance
- Review



# Proactive work & enforcement

- 22 civil penalty notices and 7 prosecutions
- 11 landlords failing to apply selective licence and 4 landlords failing to licences in Houses in Multiple Occupation (HMOs) in mandatory or additional licensing schemes
- 230 investigations
- 1000+ landlords written to
- 45% response rate from landlords written to
- 857 properties door knocked



# Successes

- Engaging with and listening to landlords
- Change of application process
- Proactive engagement with tenants causing ASB and satisfactory resolution of cases
- Significant increase in Energy Performance Certificates (EPCs) issued in the PRS
- Private rented homes with energy rating below 'D' reduced from 25.9% in 2018 to 15.6% in 2019





# Selective Licensing area



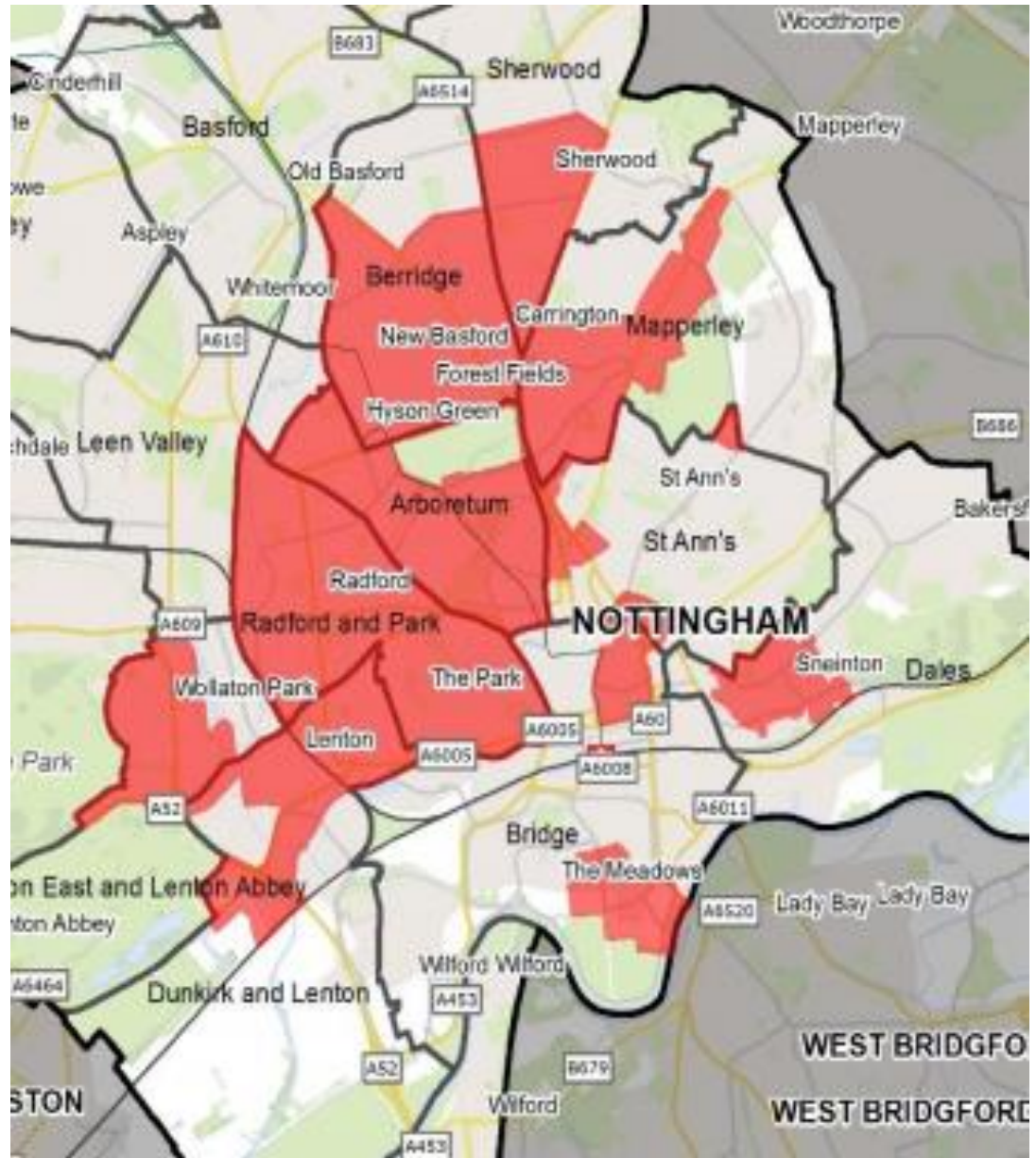
# HMO update

- October 2018 changes to definition of licensable HMO, more areas of the city with licensable HMOs.
- Additional licensing scheme started on 1 Jan 2019, slightly expanded area
- Estimated HMOs in schemes 4800 (3000 mandatory & 1800 additional)
- 260 ASB complaints referred to team in licensed HMOs since April 2019

Example of proactive agent



# Additional Licensing area



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