

# ***Information/Discussion Paper***

## **Overview and Scrutiny Committee**

**11 September 2017**

### **St Pauls Ward Private Rented HMO Survey**

This note contains the information to keep Members informed of matters relating to the work of the Committee, but where no decisions from Members are needed

#### **1. Why has this come to scrutiny?**

- 1.1 This has come to scrutiny to update members on the findings of the private rented sector HMO survey in the St Pauls Ward which was completed in March this year.

#### **2. Summary of the Issue**

- 2.1 Following Cabinet approval a permanent post was recruited to be responsible for the ongoing identification and survey of HMO's, initially within the St Pauls ward.
- 2.2 Following detailed desk top analysis to identify possible HMO's and development of a survey form, the survey work commenced in early September 2016. It was estimated that the survey of St Pauls would take approximately 9 months to complete depending on the extent of substandard accommodation discovered during the survey work.

#### **3. Summary of evidence/information**

- 3.1 The desk top analysis involved scrutiny of council tax records, the electoral register and enforcement records including officer knowledge of the area. This analysis identified approximately 450 possible HMO's within the St Pauls Ward.
- 3.2 The survey of properties in St Pauls is now complete and the attached Cabinet briefing paper shows the findings of officers following their inspections of HMOs in the St Pauls Ward.

#### **4. Next Steps - possible next steps for the committee to consider eg potential witnesses, further report, site visit etc.**

- 4.1 The Council may consider making a direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) so that change of use by permitted development must instead require planning permission (see Cabinet briefing report).

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#### **Background Papers**

Cabinet Briefing Report June 2017

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#### **Accountability**

Cllr Peter Jeffries, Cabinet Member Housing