

Derek Bolton
Corporate Information Security Manager

Our Ref: FOI3458/DB/02
Please ask for: Derek Bolton
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E-mail: foimailbox@tamworth.gov.uk

[Name Redacted]

02nd July 2015

Dear [Name Redacted]

Freedom of Information – Request for Information

With regards to your recent enquiry for information held by the Authority under the provisions of the Freedom of Information Act. Please find the information you requested below with reference in the box to your original enquiry for clarity where multiple answers are required.

Details of Your Request

- 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.*
 - 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.*
 - 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.*
- 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.*
- 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.*
- 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 Action*
- 5) *Charges levied per notice, broken down by notice type*
- 6) *Total revenue collected per annum from HHSRS formal notices*
- 7) *Percentage of revenue returned to Environmental Health departments, if any*
- 8) *Percentage of situations where formal action proved effective*
- 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.*
- 10) *Number of prosecutions commenced on formal notices*

The response to your request as follows:

- 1) a) i) **Private Sector stock condition survey – July 2010 cost £60k**
 - ii) **Housing & Health in Tamworth – Dec 2010 cost £13k**
 - iii) **Census data – no cost**
 - iv) **ONS data- no cost**
 - v) **Internal measurements from sources above (for purpose of bidding of funding) – no charge**
 - vi) **Council tax data analysis – no cost**
- b) **2970 private rented properties identified in stock condition survey from 2010.**
Estimated current size approximately 3500.
17.5% pre 1919
7.4% 1919-44
11.1% 1945-64
35.7% 1965-80

4.4% 1981-90
23.9% post 1990
27 licensable HMO's

Approx 100 non-licencable HMO's

- 2) a) 2009/10 = 59, 2010/11 = 72, 2011/12 = 106, 2012/13 = 116, 2013/14 = 123
- 3) 2009/10 = 52, 2010/11 = 43, 2011/12 = 84, 2012/13 = 88, 2013/14 = 101
- 4) 2009/10 = 7, 2010/11 = 29, 2011/12 = 22, 2012/13 = 28, 2013/14 = 22
- 5) Charge based on £37.79 per hour regardless of notice type however charge is subject to enforcement policy and allows discretion in exceptional circumstances. Typical charge £150-£250.
- 6) 2009/10 = 0, 2010/11 = 0, 2011/12 = 0, 2012/13 = £412, 2013/14 = 0
- 7) 100%
- 8) 98%
- 9) Resulting change in ownership or termination of tenancy figure not recorded
Further action 2009/10 =0, 2010/11 = 0, 2011/12 = 0, 2012/13 = 0, 2013/14 = 2 (both prosecuted for non-compliance) All others complied with hence no further action.
- 10) 2009/10 = 0, 2010/11 = 3, 2011/12 = 1 (2 simple cautions), 2012/13= 1 (2 simple cautions), 2013/14 = 1 (2 simple cautions)

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The Corporate Information Security Manager,
Tamworth Borough Council,
Marmion House,
Lichfield Street,
Tamworth,
B79 7BZ

Details of Tamworth Borough Council's internal review and complaints procedure are attached, in accordance with the provisions of the Act.

Yours Sincerely

Derek Bolton
Corporate Information Security Manager