

Briefing Note

To	Housing and Neighbourhoods O&S Committee
Subject	Private Rented Service (PRS)
Date	14 April 2021
From	Deborah Moseley Acting Senior Service Manager – Housing Options and Private Rented Service

Purpose

To update the Committee with the work undertaken by the Private Rented Service (PRS) to improve properties in the private rented sector

Background

The number of properties improved as a result of local authority intervention is one of the PRS performance indicators. From 01 January 2021 to 31 January 2021, 312 properties were improved. The improvement in properties is due to advice given to landlords and tenants in relation to disrepair, property inspections and identified hazards removed.

The PRS team makes use of the Housing, Health and Safety Rating System (HHSRS) in the Housing Act 2004 to improve residential accommodation in the city.

The HHSRS assesses 29 housing hazards and the effect they may each have on the safety of current or future occupiers of a property. The Hazards are classified into categories of harm; category 1 and category 2 hazards.

- Category 1 hazard – risk is a serious and immediate risk to health
- Category 2 hazard – risk is less serious or urgent.

The Housing Act 2004 places a duty on council to take appropriate enforcement action with respect to Category 1 hazards and a power to take enforcement action with respect to category 2 hazards. Currently, the team concentrates on taking enforcement action where category 1 hazards are identified.

Appendix 1 shows the number of hazards identified in properties during the period 01 04 20 – 31 01 21. There were 30 properties visited and inspected over the period. 95 hazards were identified. The top four hazards were;

Excess Cold -	23
Fire Risk -	20

Electrical Hazards -	18
Falls on stairs -	13

HHSRS Analysis 04.20 - 01.21					
Ward	Number of Properties Visited	Hazard	Number of Hazards Found	Number Ongoing	Number Resolved
Alum Rock	1	Falls On Stairs And Steps	1	1	0
Balsall Heath West	1	Excess Cold	1	0	1
Balsall Heath West		Falls On Stairs And Steps	1	0	1
Balsall Heath West		Structural Collapse etc	1	0	1
Birchfield	2	Damp And Mould Growth	2	2	0
Birchfield		Domestic Hygiene/Pests	1	1	0
Birchfield		Excess Cold	2	2	0
Birchfield		Fire	1	1	0
Birchfield		Personal Hygiene	2	2	0
Bordesley & Highgate	1	Excess Cold	1	1	0
Bordesley & Highgate		Falls On Stairs And Steps	1	1	0
Bordesley & Highgate		Personal Hygiene	1	1	0
Bordesley Green	1	Damp And Mould Growth	1	0	1
Bordesley Green		Electrical Hazards	1	0	1
Bordesley Green		Excess Cold	1	0	1
Bordesley Green		Fire	1	0	1
Edgbaston	1	Damp And Mould Growth	1	0	1
Edgbaston		Excess Cold	1	0	1
Edgbaston		Falls On Stairs And Steps	1	0	1
Edgbaston		Fire	1	0	1
Edgbaston		Structural Collapse etc	1	0	1
Erdington	1	Damp And Mould Growth	1	1	0
Holyhead	3	Damp And Mould Growth	2	1	1
Holyhead		Domestic Hygiene/Pests	1	0	1
Holyhead		Electrical Hazards	1	0	1
Holyhead		Entry By Intruders	1	1	0
Holyhead		Fire	1	1	0
Holyhead		Structural Collapse etc	1	1	0
Ladywood	1	Electrical Hazards	1	1	0
Ladywood		Excess Cold	1	1	0
Ladywood		Fire	1	1	0
Ladywood		Structural Collapse etc	1	1	0
Newtown	1	Damp And Mould Growth	1	0	1
Newtown		Electrical Hazards	1	0	1
Newtown		Excess Cold	1	0	1
North Edgbaston	5	Damp And Mould Growth	4	3	1
North Edgbaston		Electrical Hazards	2	2	0
North Edgbaston		Entry By Intruders	1	0	1
North Edgbaston		Excess Cold	3	3	0
North Edgbaston		Falls Between Levels J	1	0	1
North Edgbaston		Falls On Stairs And Steps	1	1	0
North Edgbaston		Fire	1	1	0
North Edgbaston		Food Safety	1	1	0
North Edgbaston		Personal Hygiene	1	1	0
Pype Hayes	1	Crowding And Space	1	1	0
Pype Hayes		Damp And Mould Growth	1	1	0
Small Heath	4	Crowding And Space	1	1	0
Small Heath		Damp And Mould Growth	3	2	1
Small Heath		Electrical Hazards	2	1	1
Small Heath		Excess Cold	2	1	1
Small Heath		Falls Between Levels J	1	1	0
Small Heath		Fire	2	1	1
Soho & Jewellery Quarter	2	Damp And Mould Growth	1	1	0
Soho & Jewellery Quarter		Excess Cold	2	1	1
Soho & Jewellery Quarter		Falls On Stairs And Steps	1	0	1
Soho & Jewellery Quarter		Poor Ergonomics	1	1	0
Sparkbrook & Balsall Heath East	1	Damp And Mould Growth	1	1	0
Sparkhill	2	Damp And Mould Growth	2	1	1
Sparkhill		Domestic Hygiene/Pests	1	0	1
Sparkhill		Electrical Hazards	1	1	0
Sparkhill		Excess Cold	2	1	1
Sparkhill		Falls On Stairs And Steps	2	1	1
Sparkhill		Fire	2	1	1

Sparkhill		Food Safety	1	1	0
Sparkhill		Structural Collapse etc	1	0	1
Tyseley & Hay Mills	1	Damp And Mould Growth	1	1	0
Tyseley & Hay Mills		Entry By Intruders	1	1	0
Tyseley & Hay Mills		Excess Cold	1	1	0
Tyseley & Hay Mills		Falls Between Levels J	1	1	0
Tyseley & Hay Mills		Falls On The Level	1	1	0
Tyseley & Hay Mills		Fire	1	1	0
Weoley & Selly Oak	1	Damp And Mould Growth	1	1	0
Weoley & Selly Oak		Electrical Hazards	1	1	0
Weoley & Selly Oak		Excess Cold	1	1	0
Weoley & Selly Oak		Falls On The Level	1	1	0