

London Borough of Barnet
2 Bristol Avenue,
Colindale,
London, NW9 4EW
30 September 2021
Our ref: 7540844

Thank you for your request received on 4 August 2021, for the following information:

This FOI is for the attention of the private rented sector housing team that deals with enforcement in the private rented sector.

General Enforcement in the PRS

The following questions are related to enforcement activities against the private rented sector (PRS) in the local authority.

Please provide the answer to each question for 2018/19, 2019/20, 2020/21.

- 1. The number of complaints received per year by tenants relating to private rented sector housing.**
- 2. The number of complaints received per year by tenants relating to social housing**
- 3. The number of Housing, Health and Safety Rating System (HHSRS) inspections carried out per year**
- 4. The total number of formal enforcement notices served: Hazard Awareness Notices served on private rented sector (PRS) properties.**
- 5. How many improvement notices have been served in relation to Category 1 and/or Category 2 hazards on PRS properties. If possible, please list the total number of Improvement Notices served exclusively because of category 1 hazards.**
- 6. The total number of formal enforcement notices served: Overcrowding Notice (Housing Act 2004 Part 2) on properties in the PRS.**
- 7. The total number of formal enforcement notices served: Prohibition Orders served on PRS properties**
- 8. The total number of formal enforcement notices served: Emergency Remedial Action on PRS properties**
- 9. The total number of prosecutions (excluding Civil Penalties) commenced on the above formal notices for each year.**

Thank you for taking the time in providing the above information and if you have any questions or require clarification please do not hesitate to contact me.

We have processed this request under the Environmental Information Regulations 2004.

Response

The council holds the information requested and the answers to your questions are below.

The number of complaints received per year by tenants relating to private rented sector housing.

2018/19	588
2019/20	651
2020/21	576

These figures are likely to be under-reported as they do not include some complaints which have been coded along with certain proactive work but which cannot be separated from it.

The number of complaints received per year by tenants relating to social housing

We do not record these individually but they would be included under Q1.

The number of Housing, Health and Safety Rating System (HHSRS) inspections carried out per year

2018/19	1509
2019/20	1532
2020/21	249

The Council do not keep a record of HHSRS inspections as an inspection type. However, our records indicate that the number of visits as a result of a complaint or referral made which are likely in the majority of cases to have involved an inspection employing the methodology required by the Housing Health and Safety Rating System in each of the years specified are as given in the table. This also includes the number of applications received in each of the years in question as an indicator of the number of Houses in Multiple Occupation (HMOs) that have been inspected to determine that the appropriate standards have been met in line with licensing requirements. Each property is inspected post application and before the licence is granted in order to ensure that the appropriate conditions are attached.

As well as for licensing purposes, the inspection is made in accord with the HHSRS and action taken under Part 1 of the Housing Act 2004 where appropriate. The figure may include some applications to vary licences and in some cases, the property may not have been re-inspected where for example, the variation arises which is administrative in character such as the case where the manager has changed. The figure given may not include some inspections which have been coded along with certain proactive work but which cannot be separated from it.

This would include long term empty properties that have been renovated and brought back into residential use.

The total number of formal enforcement notices served: Hazard Awareness Notices served on private rented sector (PRS) properties.

2018/19	1
2019/20	2
2020/21	3

How many improvement notices have been served in relation to Category 1 and/or Category 2 hazards on PRS properties.

2018/19	2
2019/20	1
2020/21	5

The total number of formal enforcement notices served: Overcrowding Notice (Housing Act 2004 Part 2) on properties in the PRS.

2018/19	0
2019/20	0
2020/21	0

The total number of formal enforcement notices served: Prohibition Orders served on PRS properties

2018/19	16
2019/20	8
2020/21	1

This includes Suspended Prohibition Orders, Prohibition Orders and Emergency Prohibition Orders.

The total number of formal enforcement notices served: Emergency Remedial Action on PRS properties

2018/19	0
2019/20	0
2020/21	0

The total number of prosecutions (excluding Civil Penalties) commenced on the above formal notices for each year.

2018/19	6
2019/20	3
2020/21	2

Further information

If you are interested in the data that the council holds you may wish to visit Open Barnet, the council's data portal. This brings together all our published datasets and other information of interest on one searchable database for anyone, anywhere to access. <http://open.barnet.gov.uk/>

Advice and Assistance : Direct Marketing

If you are a company that intends to use the names and contact details of council officers (or other officers) provided in this response for direct marketing, you need to be registered with the Information Commissioner to process personal data for this purpose. You must also check that the individual (whom you wish to contact for direct marketing purposes) is not registered with one of the Preference Services to prevent Direct Marketing. If they are you must adhere to this preference.

You must also ensure you comply with the Privacy Electronic and Communications Regulations (PECR). For more information follow this Link www.ico.org.uk

For the avoidance of doubt the provision of council (and other) officer names and contact details under FOI does not give consent to receive direct marketing via any media and expressly does not constitute a 'soft opt-in' under PECR.

Your rights

If you are unhappy with the way your request for information has been handled, you can request a review within the next 40 working days by writing to the Information Management Team at: foi@barnet.gov.uk. Or by post to Records & Information Management Service, Assurance Group, London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

If, having exhausted our review procedure, you remain dissatisfied with the handling of your request or complaint, you will have a right to appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF (telephone: 0303 123 1113; website www.ico.org.uk). There is no charge for making an appeal.