



# Havering

L O N D O N   B O R O U G H

## ENVIRONMENT OVERVIEW & SCRUTINY SUB-COMMITTEE AGENDA

<b>7.00 pm</b>	<b>Wednesday 12 February 2020</b>	<b>Committee Room 3A - Town Hall</b>
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Members 6: Quorum 3

### COUNCILLORS:

John Mylod (Vice-Chair)  
Jan Sargent  
Carole Beth

Matt Sutton  
Martin Goode  
Maggie Themistocli (Chairman)

**For information about the meeting please contact:  
Richard Cursons 01708 432430  
[richard.cursons@onesource.co.uk](mailto:richard.cursons@onesource.co.uk)**



## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

### **What is Overview & Scrutiny?**

Each local authority is required by law to establish an overview and scrutiny function to support and scrutinise the Council's executive arrangements. Each overview and scrutiny sub-committee has its own remit as set out in the terms of reference but they each meet to consider issues of local importance.

The sub-committees have a number of key roles:

1. Providing a critical friend challenge to policy and decision makers.
2. Driving improvement in public services.
3. Holding key local partners to account.
4. Enabling the voice and concerns to the public.

The sub-committees consider issues by receiving information from, and questioning, Cabinet Members, officers and external partners to develop an understanding of proposals, policy and practices. They can then develop recommendations that they believe will improve performance, or as a response to public consultations. These are considered by the Overview and Scrutiny Board and if approved, submitted for a response to Council, Cabinet and other relevant bodies.



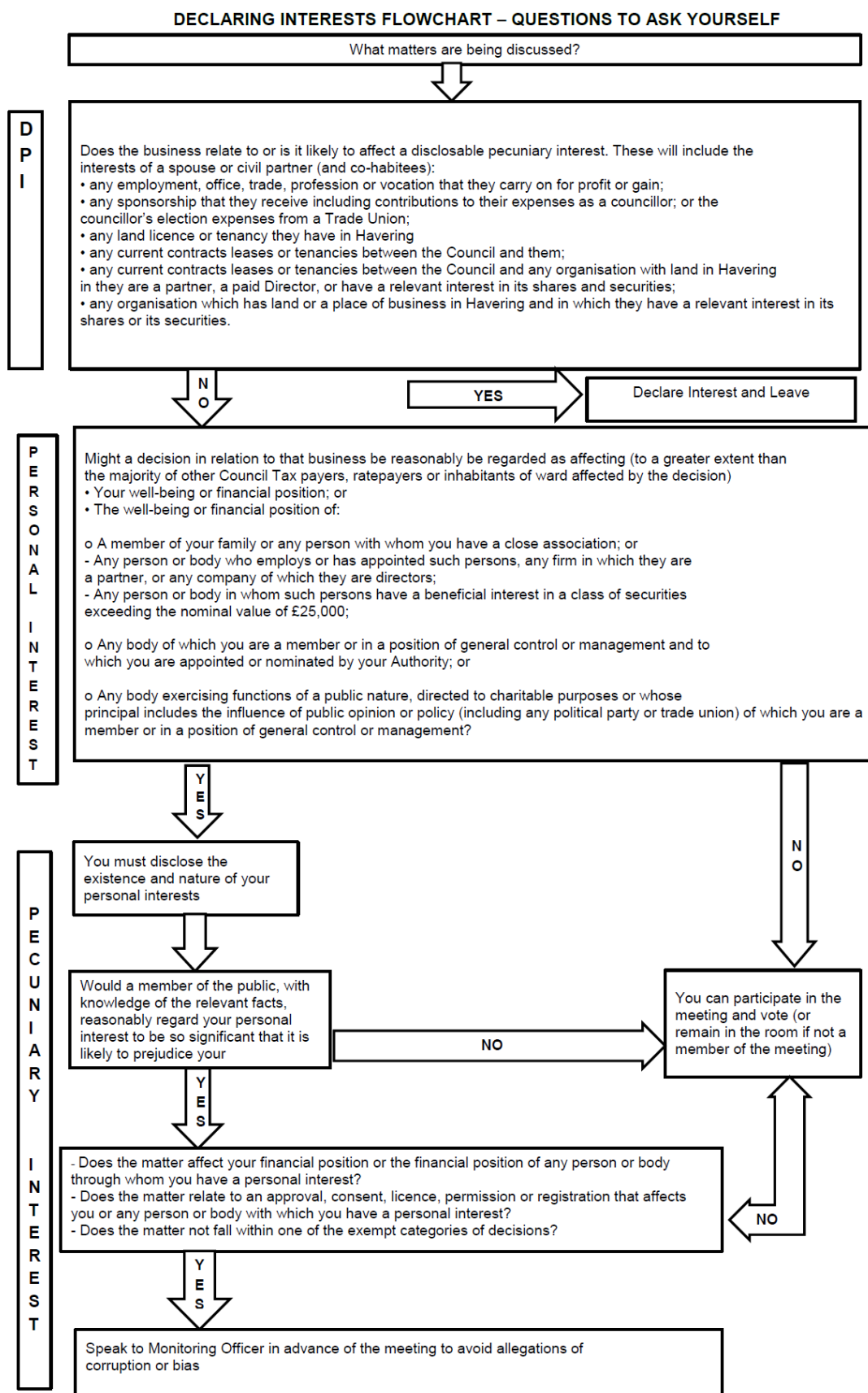
Sub-Committees will often establish Topic Groups to examine specific areas in much greater detail. These groups consist of a number of Members and the review period can last for anything from a few weeks to a year or more to allow the Members to comprehensively examine an issue through interviewing expert witnesses, conducting research or undertaking site visits. Once the topic group has finished its work it will send a report to the Sub-Committee that created it and will often suggest recommendations for the Overview and Scrutiny Board to pass to the Council's Executive.

## **Terms of Reference**

The areas scrutinised by the Committee are:

- Environment
- Transport
- Environmental Strategy
- Community Safety
- Streetcare
- Parking
- Social Inclusion
- Councillor Call for Action







## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) – received.

### **3 DISCLOSURE OF INTEREST**

Members are invited to disclose any interests in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interests in an item at any time prior to the consideration of the matter.*

### **4 MINUTES** (Pages 1 - 4)

To approve as a correct record the Minutes of the meeting of the Committee held on 3 December 2019 and authorise the Chairman to sign them.

### **5 CORPORATE PERFORMANCE REPORT Q3** (Pages 5 - 18)

Report attached

### **6 HMO - OVERVIEW** (Pages 19 - 28)

Report attached

**Andrew Beesley**  
**Head of Democratic Services**



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**MINUTES OF A MEETING OF THE  
ENVIRONMENT OVERVIEW & SCRUTINY SUB-COMMITTEE  
Committee Room 3A - Town Hall  
3 December 2019 (7.05 - 8.15 pm)**

**Present:**

Councillors Jan Sargent, Carole Beth, Martin Goode and Nisha Patel (substituting for Councillor John Mylod).

Apologies for absence were received from Councillor John Mylod, Councillor Matt Sutton and Councillor Maggie Themistocli.

In the absence of the Chairman and Vice-Chair, Members agreed that Councillor Martin Goode should chair the meeting on this occasion.

**9 MINUTES**

The minutes of the meeting of the Sub-Committee held on 10 September 2019 were agreed as a correct record and signed by the Chairman.

**10 QUARTER 2 2019/20 PERFORMANCE REPORT**

Whilst the new figures for the improving air quality indicator would not be available until quarter 1 of next year, five additional diffusion tube sites had been added in Havering. 64% of buses in Havering were also now Ultra Low Emission Zone compliant.

Whilst the overall number of licenses issued for Houses of Multiple Occupation (HMOs) had reduced slightly, some 56.2% of landlords had been licensed since the scheme was introduced. Consultation results re the licensing scheme were due to be reported back at the next meeting. Clarity would also be given over whether buildings classified as social HMOs needed a licence. Members agreed that a number of HMO properties were in a poor condition and noted that any reports of poor living conditions could be made to the Public Protection Manager.

The number of Penalty Charge Notices (PCNs) issued continued to rise over the longer term. The response rate to PCN challenges and representations was ahead of target.

It was suggested that presentations on air quality should be given in schools and this would be fed back to the service for consideration. Members also praised a presentation by pupils on air quality that had been given at Mead Primary School and felt that this could be introduced at schools elsewhere in Havering.



Tree officers worked closely with the Public Protection Manager around planting more trees by schools to improve air quality. It was accepted that more charging points for electric cars were needed and the council's planning department dealt with the policy on this. There were issues to be resolved over the maintenance costs for charging points. The Council's parking vehicles fleet was also looking to switch to electric cars and it was hoped that their charging points in the Angel Way car park could also be made available to the public. It was hoped to make this change at some point in 2020.

The use of electric vehicles for the Council's pool cars was also under consideration as was the replacement of diesel with gas to liquid fuels although funding from the Greater London Authority would be required for this. Officers would supply further details of gas to liquid fuels and of electric charging points in Havering.

The Sub-Committee noted the performance report.

## **11 SCHOOL PARKING SAFETY MEASURES**

The Interim Parking Manager explained that most parking issues related to primary schools in Havering. Some 70% of primary school children in Havering went to school by vehicle and one quarter of all morning journeys were for the school run. This led to higher levels of childhood obesity and higher numbers of children being injured on roads. Higher levels of pollution were also an issue.

These issues had been addressed at four schools by the introduction of Public Space Protection Orders (PSPOs) whereby failure to pay parking penalties applied would result in a criminal record. Havering was the only Council in the UK to use PSPOs to address school parking. There was no appeal process for PSPO fines and any representations could only be made as an interview under caution.

Another measure used was School Streets where funding was received to prohibit any vehicles at a school location at drop-off and pick-up times. Residents or deliveries etc were exempted. Failure to comply was dealt with as a civil offence and hence the scheme required fewer resources to implement.

Controlled parking zones (CPZs) could be introduced if there was demand from local residents. This meant parking on a road near a school was only permissible with a permit. Blue badge holders were also allowed to park within a CPZ. Officers were trying to move away from the use of single yellow lines as these also prevented residents from parking.

There was no cap on the number of permits that could be purchased in Havering but few households in fact had more than two permits. Additional permits, specific to a particular vehicle, required a proof of address to be



shown in order to obtain them. CPZs could be requested via a petition or by residents speaking to their ward Councillors. Officers would usually consider the introduction of a CPZ if more than 50% of residents supported this.

Support measures to reduce school parking included school crossing patrols and the introduction pedestrian refuges, speed humps or 20 mph zones. Park and stride and walking bus schemes also served to reduce the amount of parking issues near schools.

Reduced parking by schools had a number of benefits including lower pollution, more exercise for children, a safer environment and improved academic performance due to children undertaking more physical activity.

Members felt that the Council should have a more proactive policy on schools parking. It was felt that enforcement by both traffic wardens and cameras should be increased. It was noted that parking on someone else's drive was illegal and should be reported to the Police. An obstructed driveway should be reported to the Council. There were only a very small number of private disabled parking bays in Havering. Another car parked in any of these bays would receive a parking ticket if the bay was on a public highway.

Members also felt that schools should be more proactive in dealing with parking issues and that it was important for example for schools to have their own fully developed travel plans. The Sub-Committee also agreed that school keep clear areas should be enforced by fixed cameras where possible. Officers added that cameras could be concentrated on specific locations until parking compliance was taking place. It was also suggested that display units showing car registration numbers could be used more for enforcement of school parking.

Members also felt that the use of air pollution monitors near schools should be encouraged and officers would check it was possible to also locate monitors inside schools. It was also noted that the choice of 20 mph zones and whether these should be located outside schools was a matter for the Highways Advisory Committee.

The Sub-Committee agreed that the Council should seek, subject to the standard Council decision making processes, to adopt a policy and strategy for school parking issues.



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**Chairman**



## ENVIRONMENT OVERVIEW AND SCRUTINY SUB-COMMITTEE, 12 FEBRUARY 2020

<b>Subject Heading:</b>	Quarter 3 2019/20 performance report
<b>SLT Lead:</b>	Jane West, Chief Operating Officer
<b>Report Author and contact details:</b>	Cynthujaa Satchithanathan, Customer Insight Officer, x4960
<b>Policy context:</b>	The report sets out Quarter 3 performance relevant to the remit of the Environment Overview and Scrutiny Sub-Committee
<b>Financial summary:</b>	<p>There are no direct financial implications arising from this report. However adverse performance against some performance indicators may have financial implications for the Council.</p> <p>All service directorates are required to achieve their performance targets within approved budgets. The Senior Leadership Team (SLT) is actively monitoring and managing resources to remain within budgets, although several service areas continue to experience financial pressure from demand led services.</p>

### The subject matter of this report deals with the following Council Objectives

Communities making Havering	<input type="checkbox"/>
Places making Havering	<input checked="" type="checkbox"/>
Opportunities making Havering	<input type="checkbox"/>
Connections making Havering	<input type="checkbox"/>



## **SUMMARY**

This report supplements the presentation attached as **Appendix 1**, which sets out the Council's performance within the remit of the Environment Overview and Scrutiny Sub-Committee for Quarter 3 (October - December). The Performance metrics within this report were decided by the Environment Overview and Scrutiny Committee on 31<sup>st</sup> July 2019.

## **RECOMMENDATION**

That the Environment Overview and Scrutiny Sub-Committee **notes** the contents of the report and presentation and makes any recommendations for performance as appropriate.

## **REPORT DETAIL**

1. The report and attached presentation provide an overview of the Council's performance against the performance indicators selected for monitoring by the Environment Overview and Scrutiny Sub-Committee. The presentation highlights areas of strong performance and potential areas for improvement.
2. The report and presentation identify where the Council is performing well (**Green**) and not so well (**Amber** and **Red**). The RAG ratings for the 2019/20 reports are as follows:
  - **Red** = more than the agreed tolerance off the quarterly target
  - **Amber** = within the agreed tolerance of the quarterly target
  - **Green** = on or better than the quarterly target
3. Also included in the presentation are Direction of Travel (DoT) columns, which compare:
  - Short-term direction of travel – with performance the previous quarter (Quarter 2 2019/20)
  - Long-term direction of travel – with performance the same time the previous year (Quarter 3 2018/19)



4. A green arrow (↑) means performance is better and a red arrow (↓) means performance is worse. An amber arrow (→) means that performance has remained the same.
5. Five Performance Indicators have been included in the Quarter 3 2019/20 presentation. However a RAG status is only available for one indicator, which has been assigned an 'Amber' status.

## IMPLICATIONS AND RISKS

### **Financial implications and risks:**

There are no direct financial implications arising from this report. However adverse performance against some performance indicators may have financial implications for the Council.

All service directorates are required to achieve their performance targets within approved budgets. The Senior Leadership Team (SLT) is actively monitoring and managing resources to remain within budgets.

### **Legal implications and risks:**

Whilst reporting of performance is not a statutory requirement, it is considered best practice to review the Council's progress against the Corporate Plan regularly.

### **Human Resources implications and risks:**

There are no HR implications or risks arising directly from this report.

### **Equalities implications and risks:**

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the



**Environment Overview & Scrutiny Sub-Committee 12 March 2020**

Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

**BACKGROUND PAPERS**

Environment Overview and Scrutiny Presentation





# Havering

LONDON BOROUGH



# **Quarter 3 Performance Report 2019/20**

## **Environment Overview & Scrutiny Sub-Committee**

**12 February 2020**



## About the Environment O&S Committee Performance Report

- 5 Performance Indicators have been selected to be monitored by the Environment Overview & Scrutiny sub-committee:
  - Improve air quality in the borough by reducing the level of NO2
  - HMO licenses issued
  - HMOs enforced against
  - Total Penalty Charge Notices (PCNs) issued in month
  - Response rate for PCN Challenges and Representations
- 'Improve air quality in the borough', 'HMO licenses issued' and 'HMOs enforced against' are also monitored in the Corporate Performance Report
- An outturn for air quality is only available on an annual basis.
- A RAG rating is only available for one indicator (Response rate for PCN Challenges and Representations) and has been rated **Amber**.



# Quarter 3 Performance

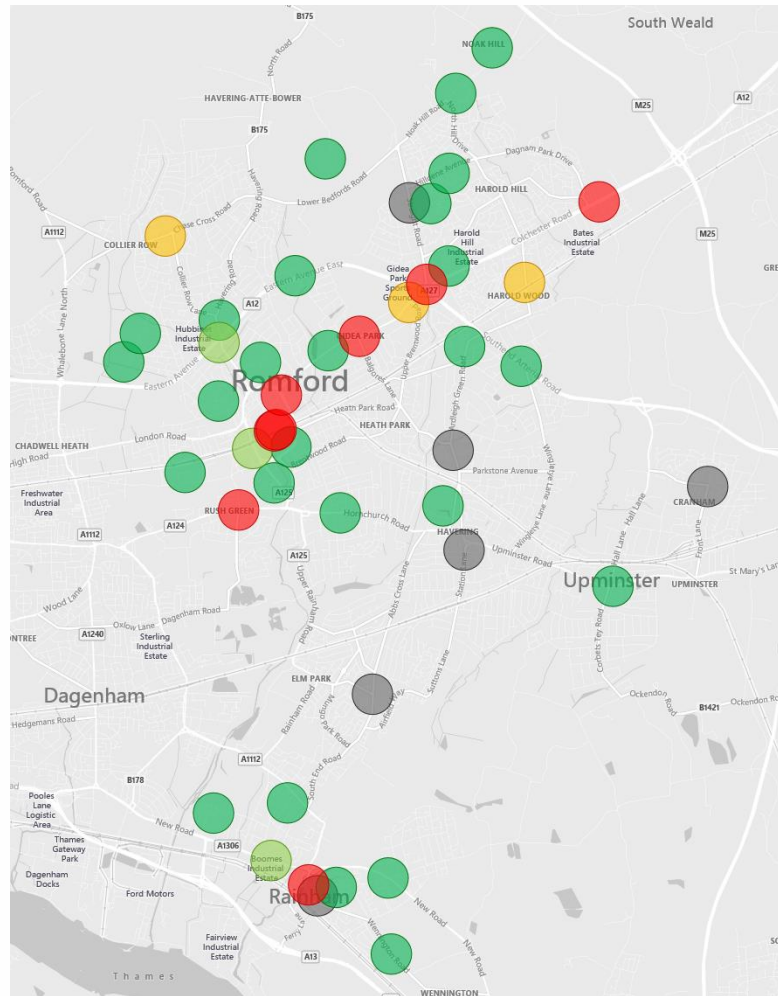
Indicator	Value	19/20 Annual Target	19/20 Q3 Target	19/20 Q3 Performance	Short Term DOT 19/20 Q2	Long Term DOT 18/19 Q3
Improve air quality in the borough by reducing the level of NO <sub>2</sub> µgm <sup>-3</sup> (micrograms per cubic metre of air)	Smaller is Better	40	(Annual)	(Annual) 17.3 (Langtons) to 71.4 (Battis) 2018	(Annual) 17.3 (Langtons) to 71.4 (Battis) 2018	(Annual) 17.3 (Langtons) to 71.4 (Battis) 2018
HMO licenses issued	Bigger is better	N/A	N/A	14	↑ 11	↓ 39
HMOs enforced against	Bigger is better	N/A	N/A	13	↓ 14	↑ 12
Total Penalty Charge Notices (PCNs) issued in month (including PCNs for moving traffic contraventions (MTC))	Demand Pressure	N/A	N/A	23,538	31,445	30,515
Response rate for PCN Challenges and Representations (days in current backlog as per end of month)	Smaller is better	35 days	35 days	45 (as at end of December 2019) (Amber)	↓ 25 (as at end of June 2019)	↓ 32 (as at end of December 2018)



- Air quality monitoring and reporting against air quality objectives are undertaken based on a calendar year. The Service has developed an Air Quality Action Plan (AQAP) to improve local air quality. The four themes cover:
  - Monitoring and Modelling
  - Public Health and Awareness Raising to encourage Smarter Travel
  - Reducing Emissions from Buildings
  - Reducing Emissions from Transport
- The service had its first anti-idling action day at Hildene School on 31<sup>st</sup> January and St Josephs school on 5<sup>th</sup> February. This will involve staff and trained volunteers talking to parents in vehicles at school pick up time and advising them on pollution associated with vehicles idling and asking them to switch off their engines. In addition, there will be a school assembly beforehand.
- Annual performance is expected in Quarter 4.



# Havering's NO2 monitoring sites





- A house in multiple occupation (HMO) is a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen.
- The number of new applications received has been very low as the compliant landlords have already come forward to licence, leaving those wishing to evade licensing or probably operating poor quality HMOs.
- A consultation has been completed to extend the additional HMO licensing scheme to borough wide as well as introducing a small area targeted selective licensing scheme. Proposals will be reported to Cabinet in Spring 2020.
- Enforcement of HMOs in Scheme 1 continues: 7 HMOs were issued final penalty notices in Quarter 3 equating to 15 separate penalty notices, 1 prosecution case, 3 Prohibition orders and 2 Improvement Notices issued.



Penalty Charge Notices are issued to people parking illegally, or committing moving traffic offences like wrongly using bus lanes or making a banned turn. The management of traffic and parking is essential to keep Havering moving.

- There continues to be poor compliance levels in Moving Traffic Contraventions (MTC) locations (7,094 of 23,538 PCNs issued in Quarter Two for MTC) across the borough.
- MTC PCN issuance dropped in December due to a technical issue between the camera supplier and Shipside. This has since been resolved and everything is working well again with issuance back up.
- It is appropriate and important to monitor PCNs issued to identify trends and help ensure traffic and parking enforcement continues to contribute to road safety and smoothing traffic flow. However, it remains inappropriate to set a target for numbers of PCNs to be issued.
- Action to be undertaken in 2019-20 will be the relocation of the MTC cameras to other sites from those sites where we have achieved compliancy.
- Due to staff absences and leave through December the response times have increased. Staff are working hard to reduce this.



# Any questions?





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## ENVIRONMENT OVERVIEW & SCRUTINY SUB-COMMITTEE

**12 FEBRUARY 2020**

<b>Subject Heading:</b>	Statement of PRS and implementation of Additional Licensing Scheme
<b>SLT Lead:</b>	Barry Francis
<b>Report Author and contact details:</b>	Sasha Taylor 01708 433479 <a href="mailto:sasha.taylor@havering.gov.uk">sasha.taylor@havering.gov.uk</a>
<b>Policy context:</b>	The policy context is associated with the Council's statutory duties in connection with the Housing Act 2004
<b>Financial summary:</b>	There are no significant financial implications associated with this report which is for information only

### The subject matter of this report deals with the following Council Objectives

Communities making Havering	[x]
Places making Havering	[x]

### SUMMARY

The service had been asked to provide an update on the following:-

1. Impact of House of Multiple Occupancy (HMOS) on the environment
2. Information on the HMO indicators that the Sub-Committee are currently reviewing which are as follows:
  - a) Number of HMOs licenses issued (includes link to the public register)
  - b) The amount of HMOs enforced against



## RECOMMENDATIONS

The Committee is asked to note the report.

## REPORT DETAIL

### **The impact of HMOs on the environment**

There are local concerns that this has resulted in; increasing levels of anti-social

behaviour (noise, litter), a decline in visual amenity through – for example – a proliferation of lettings boards, satellite dishes and poor maintenance of properties, as well as the impact that concentrations of HMOs have on the stability of local communities as first time buyers and renters compete with buy-to-let landlords.

However, whilst there are local concerns, there is also an acknowledgement of the important contribution that HMOs make to housing supply through offering a source of accommodation to those who require additional flexibility regarding length of tenancy or who are unable to purchase or rent self-contained accommodation.

### **Understanding the Issues**

HMOs serve an important purpose in providing accommodation for specific groups including students, individuals in small households unable to afford self-contained accommodation and other casual/transient workers.

Nationally, the private rented sector, of which HMOs form part, has undergone significant growth and now accommodates around 4.3 million households in England.

Issues that can arise from high concentrations of HMOs can include:

- Anti-social behaviour, noise and nuisance
- Imbalanced and unsuitable communities
- Pressures on parking provision
- Increased crime
- Growth in private rented sectors at the expense of owner occupation
- Pressure on local community facilities and
- The restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population.

Due to the transient nature of many HMO tenancies, where individuals may be vulnerable and strangers to each other, concerns can arise with the management of these properties. Poor management may impact on both the residents of HMOs,



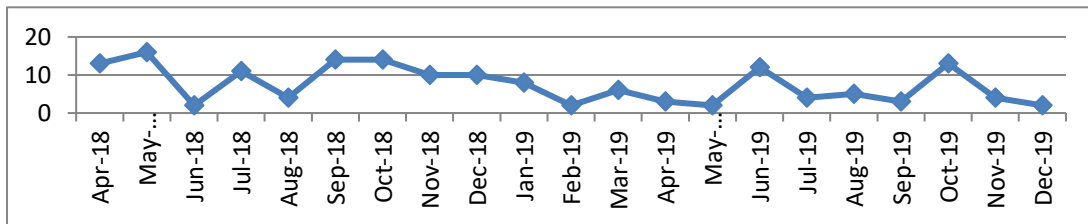
and the wider neighbourhood. Whilst most HMOs are reportedly well-managed, on a national basis, in some areas there remains a particular issue with management and the quality of accommodation.

## 2

### a) Number of HMO Licences issued

<b>256</b>	<b>242</b>	<b>£226,634</b>	<b>58.7%</b>
<b>Total licence applications to date</b>	<b>Total final licences issued</b>	<b>Total licensing income</b>	<b>Licensed and exempt* HMOs of predicted 800 HMO's</b>

\* exempt HMOs includes 214 HMO's that are either temporarily exempt, Registered Social Landlords and owner occupiers with lodgers that don't require licensing



Graph1 -Licence applications by month 2018-19

Below is link to the public register which has all licensed properties on there:-

[https://www.havering.gov.uk/download/downloads/id/2689/public\\_register\\_of\\_licensed\\_hmos.pdf](https://www.havering.gov.uk/download/downloads/id/2689/public_register_of_licensed_hmos.pdf)

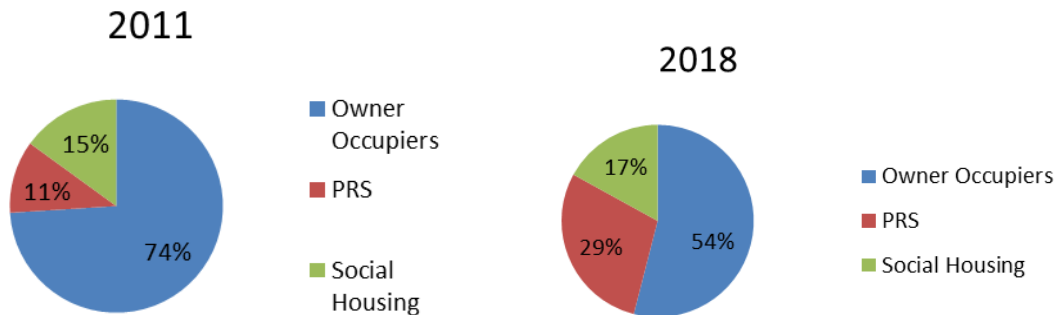
Period	HMOs enforced against	Final licenses issued
P3 (2019-20)	13	14
P2 (2019-20)	11	13
P1 (2019-20)	11	13
P4 (2018-19)	15	5



P3 (2018-19)	40	29
P2 (2018-19)	42	29
P1 (2018-19)	43	54

Graph 2 – Breakdown of Performance Indicators

The private rented sector (PRS) has grown rapidly in Havering since 2001. Population growth, lower London median rents and new transport infrastructure are factors.



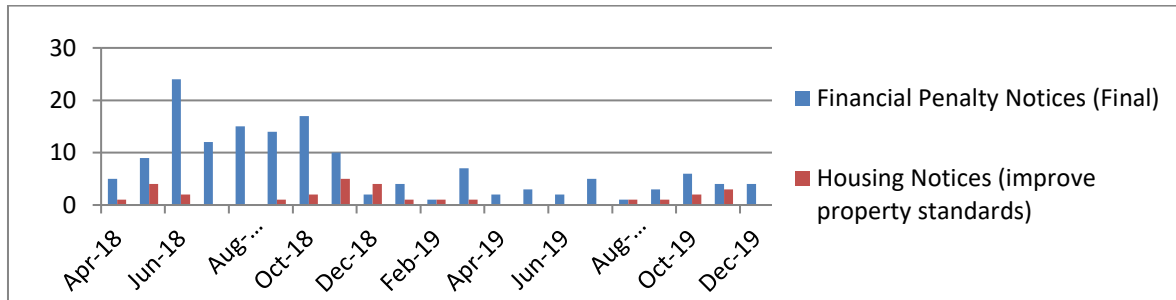
Graph 2 - Tenure profile 2011 to 2018 (ONS & Metastreet data)

Havering introduced Additional Licensing in 12 out of 18 wards in March 2018 (see map 1) as a targeted intervention to address residents' concerns, mandating all HMOs under designation to licence. The scheme offers the authority new powers to tackle overcrowding, poor property management and ASB in HMO's. Enforcement of the scheme commenced in March 2018 (Cabinet Decision 18<sup>th</sup> January 2018). The expectation for the first year was to achieve 50% compliance, currently compliance sits at 59.1%. 59.1% compliance is the figure as of January 2020's stats.

The private rented sector in Havering is estimated to comprise of over 17,000 dwellings of which some 1,200 are believed to be houses in multiple occupation (HMOs). This is significantly higher than the 300 HMO's that were previously already known to the Council. The sector has more than doubled in size over the last 5 years, largely through the activities of "Buy to Let" Investors, providing 17% of all housing locally, compared to 16% nationally. Two wards have a level of 26.5% (Romford Town) and 27.5% (Brooklands).



## b. Number of Landlords Enforced against



*Graph 3- number of final penalty notices/housing notices*

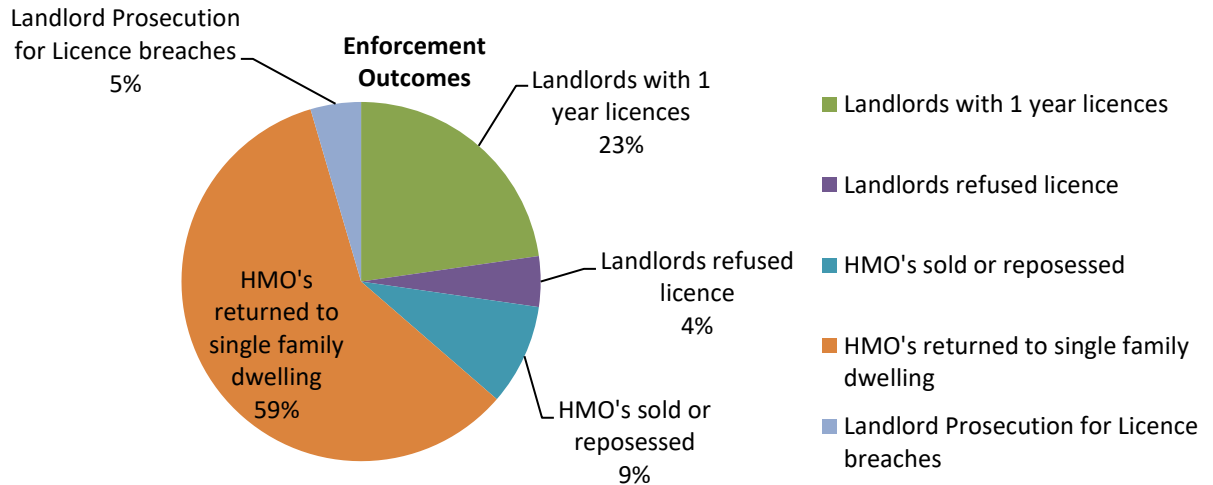
Since the scheme started, a clear correlation has been found between unlicensed HMOs and poor property management and conditions. This has encouraged the council to adopt a robust enforcement position against landlords who are breaking the rules and exploiting tenants. This includes working with internal and external partnerships to help tackle criminal landlords and support vulnerable tenants. Our work so far reflects both the strength of our approach and the scale of the problem in Havering.

We have delivered since March 2018:

- **166** – Financial Penalty Notices (FPNs)
- **1** – Housing Act Prosecution
- **2** – pending Housing Act Prosecutions
- **£555,500** – value of FPNs
- **31** – Statutory Notices served to tackle hazards and disrepair
- **44** – Multiagency enforcement operations
- **1** - Cannabis Factory uncovered
- **6** – Cases of suspected modern slavery involving 50 people

This level of enforcement intervention represents a significant increase on previous years.



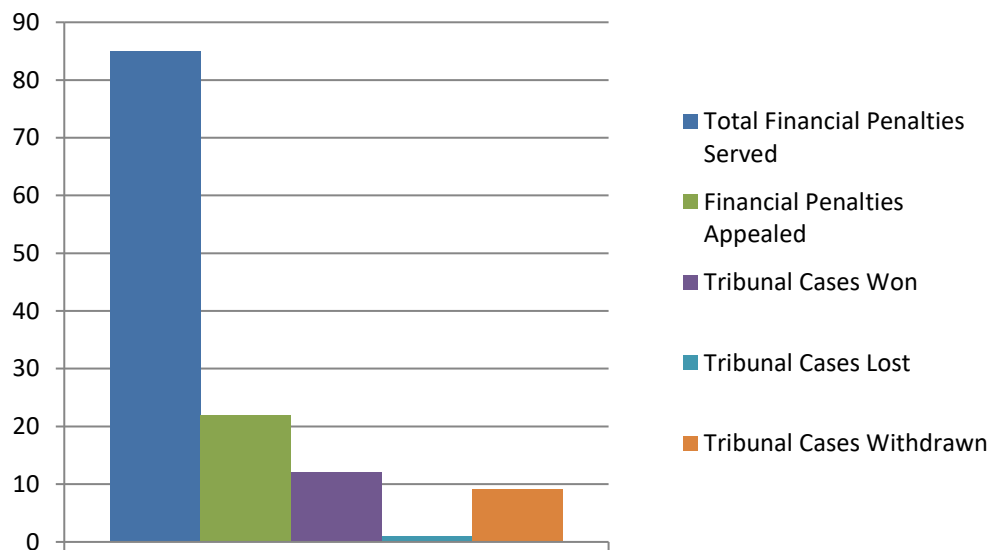


*Graph 4 Enforcement Outcomes between March 2018 and December 2019*

Following the issuing of financial penalties

- 23% of landlords issued with civil financial penalty notices were issued with 1 year HMO licenses.
- 59% of landlords issued with civil financial penalty notices took steps to return their HMO's to single family dwellings.
- 9% of landlords issued with civil financial penalty notices either sold the HMO's or had them reposessed.
- 5% of Licensed Landlords, with a previous offence history of financial penalties reoffended and are undergoing prosecution for breaches of licence conditions.
- 4% of landlords issued with civil financial penalty notices were refused licenses on the basis that the property conditions were completely unsuitable as living accommodation and were vacated.





*Graph 6*

*Legal Outcomes arising from Financial Penalties issued between March 2018 and December 2019*

A total number of 82 Civil Financial Penalties have been served against Landlords. 22 of these notices were appealed by Landlords at the Residential Property Tribunal. The tribunal agreed with the Council and dismissed the appeals against 12 of the financial penalties. A further 9 appeals were withdrawn by the Landlords after the seeing the evidence against them. Only one appeal was successful.

The scheme is proving to be a powerful tool to address a range of issues, including poor housing conditions, ASB and overcrowding. Moreover, a clear correlation has been found between unlicensed HMOs and poor property management and conditions. Intelligence found during investigations are also shared with other council services, including Social Services and Council Tax.

One of the key objectives of the scheme is to ensure all HMOs are licensed over the 5-year life of the scheme. The initial take-up has been quite low, however as landlords start to understand the consequences of not licensing it is likely that compliance rates will improve. A range of reasons have been uncovered as to why landlords fail to license HMO properties, ranging from a lack of awareness, through to tax fraud (local and national), to non-compliance with other housing and planning legislation.

It's too early to assess the impact of the scheme; however early indicators are that licensing is an effective tool to tackle criminal landlords and tenants in Havering. In addition to licensing enforcement, the service is now using all its statutory powers to address serious hazards and disrepair cases, amongst the 97% of PRS properties not covered by the Additional licensing scheme. With the first anniversary fast approaching following a successful first year, it is expected that compliance will reach more than 90% by the end of the 5-year scheme, and those



that are not compliance are the subject of robust enforcement action. Further a review of options for licensing schemes in other parts of the borough and single dwelling rented properties has begun.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

There are no financial implications as a result of this report which is for information only

### **Legal implications and risks:**

There are no legal implications as a result of this report which is for information only.

### **Human Resources implications and risks:**

There are no legal implications as a result of this report which is for information only.

### **Equalities implications and risks:**

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

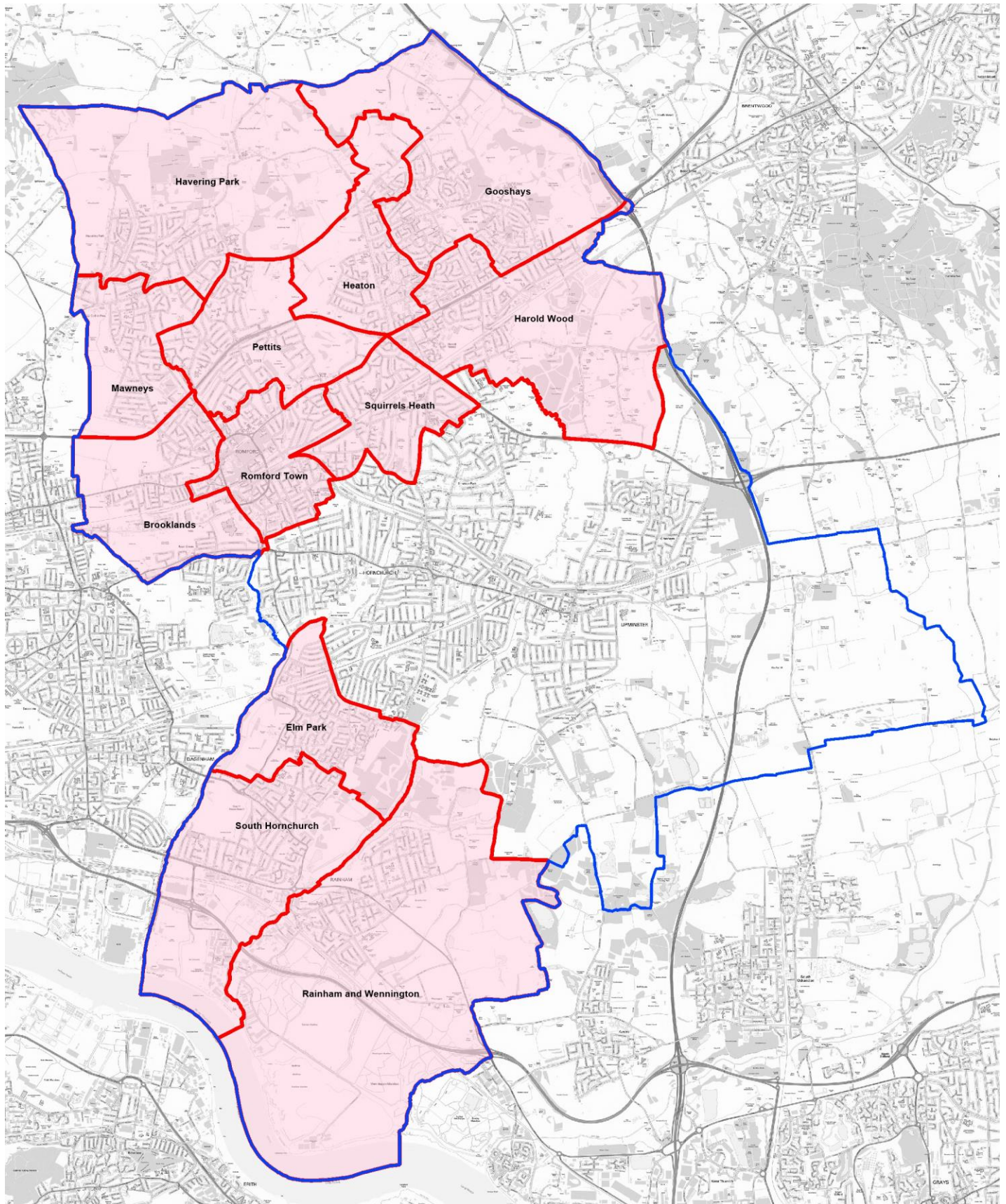
Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An Equalities Assessment (EQ) is not required for this report which is for information only.



## Map 1: Current Additional Licensing Scheme for HMO's





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