



# SCC- Private Sector Housing Services- update

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**Sheffield** *where everyone matters*



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# Private Sector Housing- What's new?

- Prior to Nov 2009- 2 teams- dealing with complaints about Private Rented properties; and privately owned empty properties
  - This led to potentially more than 1 officer dealing with a property
  - Post Nov 2009- These 2 teams have now been merged. The teams will deal with a range of issues with privately owned properties in an area
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# What will the team do?

- The officers will deal with:
    - Complaints from Private tenants about disrepair in their property
    - Privately owned empty properties- working with the owner to bring them back in to use
    - Complaints from owner occupiers about neighbouring properties
    - Promoting the Responsible Landlord Scheme
    - Reviewing the Responsible Landlord Scheme standards
    - Working with other Council teams- such as the Safer Neighbourhoods Officers
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# Areas which the teams will cover

- Recent change in the political leadership of the Council
  - New structures in place to focus Council services & engage with local people
  - 7 Community Assembly areas have been formed- contain 4 wards each
  - Teams are aligned with these boundaries- staff numbers have been determined by demand for work
  - The officers will get to know the areas, and the local 'hotspots'
  - Specific officers will deal with student issues, and issues associated with a high population of A8 migrants
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# What is an HMO

## Old definition Housing Act 1985

“A house occupied by persons who do not form a single household”

## New definition – Housing Act 2004

“A house occupied by 3 or more unrelated persons sharing amenities”

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# Mandatory Licensing A Reminder

Applies to HMO`s that satisfy both of the following

- Occupied by five or more unrelated persons
- Occupied on 3 or more storeys



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# Self Contained Flats

Looking at the building as a whole

- Purpose built block – not an HMO
  - Formed by conversion and compliant to 1991 Building Regulations – not an HMO
  - Formed by conversion and not compliant to 1991 Building Regulations – HMO
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# Individual flats

In multiple occupation if occupied by 3 or more  
unrelated persons

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# Resident landlords and families

- The landlord and his family count as one person
- Landlord / family and 2 other unrelated persons – not an HMO

Refer to separate information sheet

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# Non Licensable HMO`s

## Fire Standards

### Background

- Approx 4500 non licensable shared houses
  - Some with no fire precautions
  - Recent government guidance is clear about the level of risk and necessary upgrading
  - The Responsible Landlord Scheme is being revised
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# The Standards

- 3 Storey shared house – no direct means of escape
- Refer to separate diagrams



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# The Standards

- 3 storey shared house – direct means of escape
- Refer to separate diagrams



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Thank you

Any questions

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