



CASE STUDY

A complaint was received from a neighbour about a nearby property, raising concerns about fly-tipping, overcrowding, and fire safety.

Initial checks by the council's intelligence team showed a complex situation, the property was owned by a Housing Association but leased to a private individual.

An unannounced visit found two students living in the two-bedroom property without a formal tenancy agreement, paying rent by bank transfer, leaving them more vulnerable. Further investigation showed the original leaseholder had sublet the property to a third party, who then rented it out again without the required licence.

The tenants were asked to pass on the officer's details, but no contact was made. A second visit took place, where formal statements were taken. The person managing the property was later identified and met with the officer.

Although fly-tipping had been reported, the main issue was a lack of understanding. The tenants had not been shown how to use the local recycling system, leading to missed collections and overflowing bins. No immediate fire hazards were found, and the waste issue was resolved.

The council served formal legal notices (Section 16 LGMP 1976 and Section 235 HA 2004), requiring full information and proper licensing.

As a result, a licence application and safety documents were submitted.

This case shows how a neighbour's report can help improve conditions and ensure standards are met.

CASE STUDY

A routine inspection was carried out at a ground floor, one-storey flat to check if it met licensing conditions and was safe to live in.

A serious fire safety risk was identified due to the layout. The kitchen was not separated from the main escape route and opened directly onto it. This was a major concern because the tenant was elderly and her bedroom was at the back of the flat. In the event of a fire, she would have had to pass through the kitchen to escape, creating a high-risk to her safety.

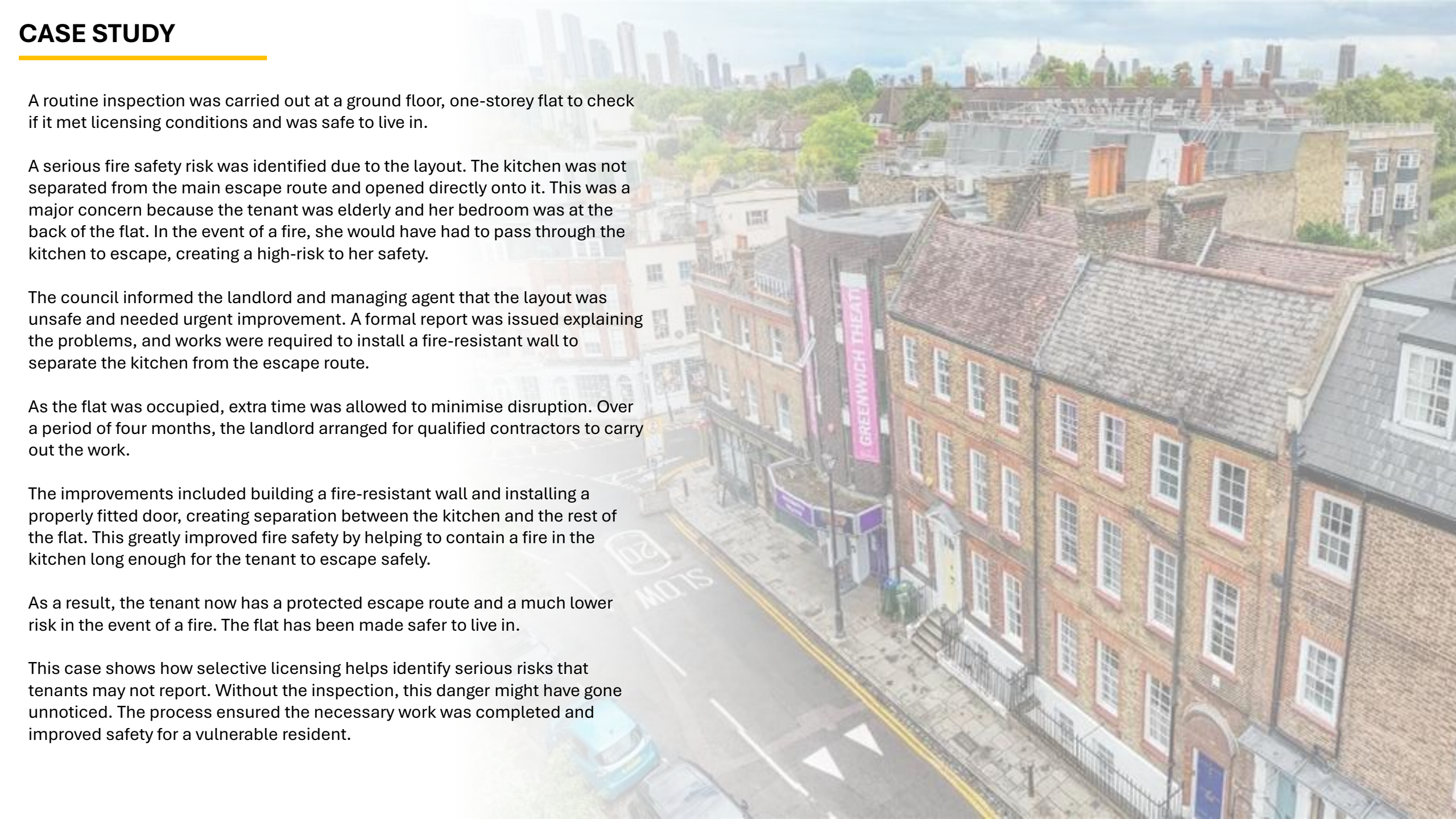
The council informed the landlord and managing agent that the layout was unsafe and needed urgent improvement. A formal report was issued explaining the problems, and works were required to install a fire-resistant wall to separate the kitchen from the escape route.

As the flat was occupied, extra time was allowed to minimise disruption. Over a period of four months, the landlord arranged for qualified contractors to carry out the work.

The improvements included building a fire-resistant wall and installing a properly fitted door, creating separation between the kitchen and the rest of the flat. This greatly improved fire safety by helping to contain a fire in the kitchen long enough for the tenant to escape safely.

As a result, the tenant now has a protected escape route and a much lower risk in the event of a fire. The flat has been made safer to live in.

This case shows how selective licensing helps identify serious risks that tenants may not report. Without the inspection, this danger might have gone unnoticed. The process ensured the necessary work was completed and improved safety for a vulnerable resident.



CASE STUDY

A two-storey house, built before 1919 and occupied by one household, was inspected after the landlord applied for a Selective Licence. The inspection checked if the property met legal standards and whether there were any risks to the occupants.

Several issues were found. The most serious was a structural problem with the roof above the main staircase. It was unstable and could have allowed materials to fall into a frequently used area, creating a high-risk of injury. The hallway ceiling was cracked, loose, and in poor condition.

There was also damp and mould throughout the property, affecting bedrooms, the living room, hallway, and kitchen. Moisture levels were high, and walls and plaster were damaged. The damp was likely contributing to the damage and may have been making the structural issue worse.

After the inspection, the council notified the landlord of the problems and gave them one month to complete the required works. The landlord was instructed to appoint a qualified professional to assess the roof and carry out any necessary repairs. They also needed to make the staircase and ceiling safe, remove any hazardous materials, repair internal finishes, and identify and fix the source of the damp and mould. The inspecting officer kept in contact with the landlord and provided guidance.

The landlord responded positively and appointed competent contractors, who confirmed the roof defect was a genuine safety risk. Repairs were carried out to stabilise the roof, remove unsafe materials, and repair the ceiling and surrounding areas. Damp and mould issues were also addressed, including repairing damaged plaster and improving internal conditions.

As a result, the serious hazard was removed, the staircase and hallway were made safe, and the risk of injury was significantly reduced. Overall, living conditions in the property improved.

This case highlights the importance of early inspections, proportionate enforcement, and clear communication with landlords. Identifying the problem early helped prevent further damage, and working together led to a safer home.



CASE STUDY

A routine inspection was carried out at a two storey, two-bedroom home after the landlord applied for a selective licence.

The property is occupied by one household. The inspection checked if it met licensing requirements and if there were any health and safety risks.

A serious damp and mould problem was found. Damp had spread through internal walls, damaging plaster, which was cracked and flaking. This suggested an underlying moisture problem that needed further investigation.

The issue was assessed as severe and posed a significant risk to the occupants' health, especially in relation to breathing problems and poor indoor air quality.

Within one week, the council informed the landlord and issued a schedule of works with a one-month deadline. The landlord was required to find and fix the source of the moisture, carry out repairs, remove damaged plaster, and restore all affected internal surfaces.

The landlord was supported in understanding their legal responsibilities and the required standards. A qualified professional later confirmed that the damp was caused by moisture coming from neighbouring properties, meaning the issue required coordination with others. The council provided contact details to help with this.

The landlord worked with the relevant parties, including identifying that one neighbouring property was owned by the council, and arranged access to carry out damp proofing works. Once access was agreed, the necessary repairs were completed.

As a result, the property was brought back to a safe and suitable condition, with reduced health risks and improved internal finishes.

This case shows how Selective Licensing helps identify serious problems early and allows for effective action. It also highlights how council support can help resolve more complex issues involving neighbouring properties, ensuring landlords meet their responsibilities, and tenants benefit from better living conditions



CASE STUDY

A basement flat was inspected after concerns were raised about living conditions. The property is used as temporary accommodation and is occupied by a mother and her two children, both under 10. The family shares one bedroom, so extra attention was given to health and safety due to their vulnerability.

The inspection found a Category 1 hazard involving serious damp and mould in the bedroom. There were clear signs of rising damp, causing constant moisture on internal surfaces. Poor ventilation was making condensation and mould worse. The risk was increased because both children have severe asthma, putting them at higher risk of serious breathing problems.

The council acted quickly and issued a schedule of works to the responsible party, setting out what needed to be done within a set time-frame. This included identifying and confirming the source of the damp, especially the rising damp, and carrying out works to repair or install an effective damp proof course. Ventilation improvements were also required to reduce moisture build up, along with removing mould affected materials. All affected areas had to be treated, repaired, and redecorated to a safe and suitable standard.

Supporting evidence, including contractor quotes for damp proofing, was reviewed to ensure the proposed work would fix the root cause. Medical information about the children's asthma was also considered to highlight the urgency and need for quick action.

Following the council's intervention, work was carried out to address both the damp issues and poor ventilation. These improvements are expected to reduce mould growth, improve air quality, and lower the risk of asthma-related health problems for the children. The property has been made safer and more suitable to live in.

This case highlights the importance of housing enforcement and licensing in protecting vulnerable households, especially in temporary accommodation. Without early action, the damp and mould could have worsened and increased health risks. Through inspection, enforcement, and consideration of medical evidence, the council ensured the necessary work was completed and serious hazards were addressed.

