

Clare Whiting

From: Matthew Phillips
Sent: 15 September 2016 12:09
To: planning_admin
Subject: FW: Emailing: Anti-social neighbours in private housing Feb 2015.pdf

Housing response to P/2016/0754

-----Original Message-----

From: Wayne Beesley
Sent: 15 September 2016 11:44
To: Wyn Morgan; Matthew Phillips
Cc: Ian1 Jones
Subject: RE: Emailing: Anti-social neighbours in private housing Feb 2015.pdf

In terms of noise nuisance >>>>> IAN JONES (Closure Orders, Police)

Licensed HMO landlords have a requirement to ensure that they manage their HMOs. Management includes ensuring that anti-social behaviour is kept to a minimum, via prevention or eradication. Within each licence, conditions are imposed upon landlords. Under the Noise and Anti-social behaviour section of the licence the landlord is bound by the following:

NOISE AND ANTI-SOCIAL BEHAVIOUR

- 1 The licence holder shall take all reasonable steps to control noise and other anti-social behaviour arising from the property. In particular, the licence holder will provide a list of names of the current tenants to the Council on demand.
- 2 The licence holder will co-operate with the Council in order to eradicate problems relating to noise or anti-social behaviour and will, on request, demonstrate that they have taken reasonable and proportionate steps to manage the problem, including evidence of verbal or written warnings that they have issued in connection with the problem.
- 3 The licence holder shall provide all tenants with information on the expected standards of behaviour and the potential consequences of anti-social behaviour. This information should include:
 - (a) What is meant by anti-social behaviour;
 - (b) The standards expected of the tenants and their visitors;
 - (c) The consequences of anti-social behaviour, including referrals to the Police and the local authority.

Breach in Licence Conditions will ultimately result in prosecution for failure to comply with conditions which in turn would render the licence-holder not fit-and-proper. Where a landlord is not fit and proper, the licence(s) would be revoked. The properties would then need to be re-licensed at additional cost, with a new licence holder in place.

-----Original Message-----

From: Wyn Morgan
Sent: 09 September 2016 14:19
To: Matthew Phillips
Cc: Wayne Beesley
Subject: RE: Emailing: Anti-social neighbours in private housing Feb 2015.pdf

I'll try and do it today or Monday morning, with Wayne's help. Just finishing some licences and notices.

-----Original Message-----

From: Matthew Phillips

Sent: 09 September 2016 13:14

To: Wyn Morgan

Subject: RE: Emailing: Anti-social neighbours in private housing Feb 2015.pdf

Wyn,

Sorry to be a pain, do you know when you will be able to summarise? I don't need a lot, just a couple of bullet points as to sanctions that can be taken against landlord if there are persistent problems with a property.

Thanks

Matthew

-----Original Message-----

From: Wyn Morgan

Sent: 06 September 2016 13:37

To: Matthew Phillips

Subject: Emailing: Anti-social neighbours in private housing Feb 2015.pdf

Hi Matthew,

This document summarises some of the things that can be used to tackle anti-social behaviour.

Sorry I have not had a chance to do a summary yet.

Cheers,

Wyn