

Appendix 2: Additional information in respect of housing enforcement.

Private Sector Housing Enforcement Requests for Service in Lye Area	
1.	The Private Sector Housing Enforcement Team investigate disrepair and unsatisfactory living accommodation throughout the Borough using powers contained in the Housing Act 2004. Annually this involves complaints with regard to approximately 300 properties.
2.	Upon conclusion of an inspection of a property the Team carry out a risk rating with regard to the Hazards present at the property and determine the most satisfactory course of action to reduce or remove the hazards. At present most of the workload of the Team is reacting to service requests from members of the public with regard to their living accommodation.
3.	Overcrowding is reported to the Team by Members, the public and other professionals, it is rare that the occupiers themselves report issues to the Team.
4.	<p>Difficulties experienced by the Team with regard to overcrowding include:</p> <ol style="list-style-type: none"> 1. The Team are legally required to give 24 hours' notice of entry into a property - lack of access would necessitate an application for a warrant based on evidence. 2. Upon accessing a property there is usually insufficient evidence to declare that the property is legally overcrowded. Occupiers may state that they are visiting or are family members with accommodation elsewhere usually out of Borough. 3. Often the landlord allegedly has no knowledge of overcrowding and if found it is abated following a visit to the premises. 4. The Team is required to gather information with regard to individuals and properties that will satisfy a Court or Tribunal of the issues concerned. This can take some time to gather. There may be no legal basis for access to the information required to evidence any Statutory overcrowding and / or take action.

5. Previous joint initiatives with West Midlands Police (pre COVID) have been largely unsuccessful in confirming any cases of overcrowding
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