



Information Governance Team

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14 November 2023

Dear Sir/Madam

Freedom of Information Act 2000 (FOIA)

Request ID: FOI555217134

Thank you for your request for information relating to private rented sector and social housing for the council enforcement.

You have requested the following information:

1. The number of complaints received per year by tenants related to private rented sector housing per year for the following years:

2021/2022

2022/2023

2021/2022: 555

2022/2023: 1,040

2. The number of complaints received per year by tenants related to social housing per year for the following years:

2021/2022

2022/2023

Please refer to Question 1.

3. The number of Housing, Health and Safety Rating System (HHSRS) inspections carried out per year on PRS properties for the following years:

2021/2022

2022/2023

2021/2022: 66

2022/2023: 250

4. How many improvement notices have been served in relation to Category 1 and/or Category 2 hazards on PRS properties per year for the following years:

2021/2022

2022/2023

If possible, please list the total number of Improvement Notices served exclusively because of category 1 hazards.

2021/2022: 45

2022/2023: 61

5. The total number of formal enforcement notices served: Overcrowding Notices (Housing Act 2004 Part 2) on properties in the PRS for the following years:

2021/2022

2022/2023

We confirm that we do not hold this information and are advising you as per Section 1(1) of the Act. We do not record this information.

6. For each year since the offence was introduced, the number of civil penalties (if any) issued to private landlords for the following offences:

a) Smoke and Carbon Monoxide (England) Regulations 2015

Nil.

b) The Electrical Safety Standards in the PRS (England) Regulations 2020

Six.

7. Optional open box question to council officers: As part of NRLA campaign work on local government, we want to explore any potential barriers councils face with enforcement of the PRS and what policy/legislative changes central government can make to remove the barriers and increase uptake of certain aspects of enforcement as and when it is required. Therefore, we want to hear from council officers directly on what are the main barriers they face with issuing and enforcing civil penalties in the PRS currently. So, for example, factors like a lack of resources/funds, lack of legally trained staff, court waiting times etc. As this is an FOI request, I recognise that it is not mandatory for this question to be answered, however I would be most grateful if an answer can be provided so this can be fed into our lobbying work towards central government. Thank you for your assistance.

No comments have been made.

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If you are unhappy with the handling of your request, you can ask us to review our response. Requests for reviews should be submitted within 40 days of the date of receipt of our response to your original request – email: infogov@coventry.gov.uk

If you are unhappy with the outcome of our review, you can write to the Information Commissioner, who can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or email icocasework@ico.org.uk.

Please remember to quote the reference number above in your response.

Yours faithfully

Information Governance