



The challenge of tackling unsafe and unhealthy housing

Report of a survey of local authorities for Karen Buck MP

December 2015

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Housing Act 2004 Part 1 and the actions of local housing authorities

Introduction

This report is a follow up to that published in 2011¹ and like that is based on Freedom of Information requests to local housing authorities. The purpose of this exercise was to assess the extent of any change in activity since the last report, particularly as the private rented sector has grown at a time when financial cuts are affecting local authorities. The English Housing Survey² has reported that in 2013/14 19% (4.4 million) households were renting in the private rented sector (PRS), more than in the social rented sector. The aim was also to consider the potential impact of actual or proposed changes in the law such as that in the Deregulation Act 2015 to outlaw retaliatory eviction and Housing and Planning Bill and the proposed banning orders and other measures to tackle “rogue landlords”.

In 2015 also the Building Research Establishment reported that 8.4 million homes in England have a “significant” hazard even if not Category 1. That is, the risks are greater than the average of the stock even if only classed as Category 2. The annual cost to the NHS of these hazards was assessed at £2.0bn in England and £2.5bn for the UK. These figures compare with estimated costs to the NHS of £2.3bn to £3.3bn from smoking, and 0.9bn to £1.0bn from physical inactivity³.

Methodology

Letters were sent to local authorities from the office of Karen Buck in February 2015 seeking replies by April 2015. The letters sought the following information for the three years 2011/12, 2012/13 and 2013/14. It was assumed that the information for these years would be readily available at that time and would have been used in preparation of reports to elected members and given changes to public health, Directors of Public Health.

The information requested asked for:

1. The number of dwellings in the PRS
2. The number of complaints/representations
3. The number of inspections following these representations and if possible the number of inspections by sector (owner occupied, social rented and private rented)
4. The number of houses in multiple occupation inspected

¹ Battersby SA (2011) Are Private Sector Tenants Being Protected Adequately? – A study of the Housing Act 2004, Housing Health and Safety Rating System and Local Authority Interventions in England, See http://www.sabattersby.co.uk/documents/HHSRS_Are%20tenants%20protected.pdf

² DCLG (2015) English Housing Survey Headline Report 2013/14 (revised October 2015) at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/469213/English_Housing_Survey_Headline_Report_2013-14.pdf, (Accessed December 2015)

³ Nicol S, Roys M, and Garrett H, (2015) The Costs of Poor Housing to the NHS – Briefing Paper, BRE Trust, Watford, Herts

5. The number of Damp & Mould, Excess Cold, Crowding and Space, All falling hazards, and Fire hazards classed as Category 1 that had been identified on the inspections
6. The number of Improvement Notices, Prohibition Orders, Emergency actions, and Hazard Awareness Notices served
7. The number of appeals to the appropriate tribunal following action under Part 1 of the 2004 Act
8. The number of occasions when “informal” action had been taken
9. The number of prosecutions for failure to comply with Improvement Notices or Prohibition Orders
10. The number of occasions when work had been carried out in default of compliance with Improvement Notices

The focus of the report is on local authorities in England, but for comparison, Appendix 1 includes tables that take account of responses from both England and Wales.

Results

Some 120 usable responses were included in this collation and this represents 37% of the local housing authorities in England. Of these responses 18 were from London Boroughs, a London response rate of 55%.

The reason given for the two outright refusals from England was that the time and cost of responding provided which provided an exemption from FoI. That is it would cost more than £450 to obtain the information. This seems to indicate that what might seem basic information was not readily accessible and could not be obtained using the management information systems.

The most difficult question to answer was the number of private rented homes in the local stock. Most responses referred to the latest census data and so only one year's figures were given. Taking 2011/12 as the year when most respondents could provide information on the size of the PRS (49%) respondents said that the information was not readily available. For those providing a figure the total PRS homes covered by these local authorities was 1.4 million about a quarter of the total size of the PRS. The median size of the PRS in these authorities was 10000 dwellings although these estimates should be treated with some caution.

Information on inspections of owner-occupied dwellings and those in the social rented sector was sparse. Some authorities said they do not inspect owner-occupied dwellings. The responses indicated that responding authorities only inspected 3605 owner-occupied homes with 68 saying the information was not available. The median number of such inspections was 5 with an average of 68 per LA.

It was interesting, given that HMOs are considered to often contain the worst conditions; the average number of HMO inspections per year per local housing authority was between 75 and 83. The median number of HMO inspections was between 15 and 20 over the three years. However yet again between 33 and 35 local authorities could not provide figures for the number of inspections and about five of the respondents each year said that no HMOs had been inspected.

Table 1: Number of complaints or representations about conditions (n=120)

	2011/12	2012/13	2013/14
Total	52820	62818	51916
Average	455	528	433
Median	242	277	238
Not available	5	2	1

Table 2: Number of inspections carried out generally

	2011/12	2012/13	2013/14
Total	25867*	31634*	29768*
Average	267	320	298
Median	144	180	164
Not available	22 (18%)	20 (17%)	19 (16%)

*Note that for some local authorities, for example those with accreditation schemes, the figures include routine inspections that are not the result of complaint or representation and also include inspections associated with the provision of financial assistance

Table 3: Number of inspections in the PRS

	2011/12	2012/13	2013/14
Total	13704*	15502*	14043*
Average	264	287	260
Median	103	111	98
Not available	69 (58%)	67 (56%)	67 (56%)

*Note that for some local authorities, for example those with accreditation schemes, the figures for inspections in the PRS include routine inspections that are not the result of complaint or representation.

Table 4: Number of HMOs inspected

	2011/12	2012/13	2013/14
Total	6689	7224	6589
Average	78	83	75
Median	15	20	19
Not available	35 (29%)	34 (28%)	33 (27.5%)
“0”responses	5 (4%)	4(3%)	5 (4%)

Table 5: Category 1 hazards identified – Damp and Mould

	2011/12	2012/13	2013/14
Total	721	462	931
Average	12	113	15
Median	3	5	5
Not available	61(51%)	62(52%)	58(48%)
“0” responses	11(9%)	8(7%)	8(7%)

Table 6: Category 1 Hazards identified - Excess Cold

	2011/12	2012/13	2013/14
Total	1442	1709	1660
Average	25	29	26
Median	17	19	16
Not available	64 (53%)	62(52%)	57(47.5%)
”0” responses	4(3%)	3(2.5%)	2(2%)

Table 7: Category 1 Hazards identified – Crowding and Space

	2011/12	2012/13	2013/14
Total	172	220	234
Average	3	4	4
Median	1	1	1
Not available	63(52.5%)	63(52.5%)	59(49%)
“0” responses	25(21%)	22(18%)	29(24%)

Table 8: Category 1 Hazards identified - All Falling hazards

	2011/12	2012/13	2013/14
Total	690	653	742
Average	12	11	12
Median	5	6	5
Not available	63(52.5%)	62(52%)	58(48%)
“0” responses	13(11%)	9(7.5%)	12(10%)

Table 9: Category 1 Hazards identified - Fire

	2011/12	2012/13	2013/14
Total	567	550	734
Average	10	10	13
Median	5	6	7
Not available	65(54%)	66(55%)	63(52.5%)
“0” responses	10(8%)	8(7%)	7(6%)

Table 10: Enforcement Action under Part 1 Housing Act 2004 – Improvement Notices

	2011/12	2012/13	2013/14
Total	1519	1645	1958
Average	14	15	17
Median	5	6	6
Not available	11(9%)	9(7.5%)	6(5%)
“0” responses	17(14%)	15(12.5%)	21(17.5%)

Table 11: Enforcement Action under Part 1 Housing Act 2004 – Hazard Awareness Notices

	2011/12	2012/13	2013/14
Total	884	1062	1080
Average	8	10	10
Median	1	2	1
Not available	13(11%)	12(10%)	9(7.5%)
“0” responses	46(38%)	37(31%)	45(37.5%)

Table 12: Enforcement Action under Part 1 Housing Act 2004 – Prohibition Orders

	2011/12	2012/13	2013/14
Total	371	413	367
Average	3	4	3
Median	1	1	1
Not available	13(11%)	12(10%)	10(8%)
“0” responses	50(42%)	50(42%)	51(42.5%)

Table 13 Enforcement Action under Part 1 Housing Act 2004 – Emergency Action

	2011/12		2012/13		2013/14	
	Remedial Action	Emergency Prohibition	Remedial Action	Emergency Prohibition	Remedial Action	Emergency Prohibition
Total	80	98	83	111	47	98
Average	<1	<1	<1	1	<1	<1
Median	0	0	0	0	0	0
Not available	14(12%)	12(10%)	12(10%)	11(9%)	10(8%)	8(7%)
“0” responses	77(64%)	84(70%)	81(67.5%)	78(65%)	84(70%)	77(64%)

%

Very few appeals to the appropriate tribunal were reported. In 2011/12 the figure was 32 in total from the responding authorities, and 22 and 46 for the next two subsequent years. Again and somewhat surprisingly for each year a handful of authorities said the information was not available. The vast majority of authorities said there had not been any appeals against action.

Table 14: Prosecutions under Part 1 Housing Act 2004

	2011/12	2012/13	2013/14
Total	61	70	95
Average	<1	<1	<1
Median	0	0	0
Not available	9(7.5%)	8(7%)	8(7%)
“0” responses	83(69%)	78(65%)	76(63%)

Contrary to the views of those supporting less regulation, local authorities are much more likely to use “informal” action to deal with problems in the three years from 2011/12 to 2013/14 informal action was used in total, 13,754, 13,830 and 15,964 times by the responding local authorities, with annual averages per local authorities of around 265 cases (median between 100 and 120 across the three years).

The evidence is that local authorities are using “informal” means such as a letter even in cases where they have a statutory duty to use one of the courses of action in Part 1 of the Housing Act 2004, that is they are in breach of their statutory duty.

Table 15: Work in default (number of dwellings including HMOs)

	2011/12	2012/13	2013/14
Total	121	122	152
Average	1	1	1
Median	0	0	0
Not available	13(11%)	13(11%)	13(11%)
“0” responses	79(66%)	82(68%)	75(62.5%)

Figure 1: Average number of Category 1 hazards identified per local authority over the years

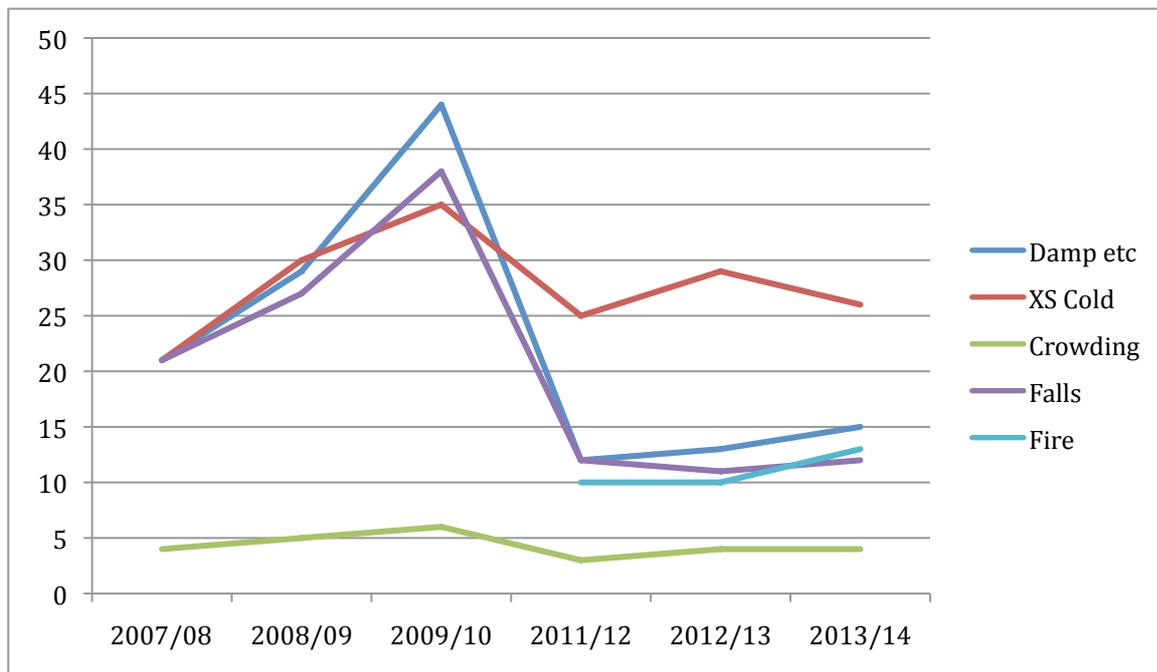
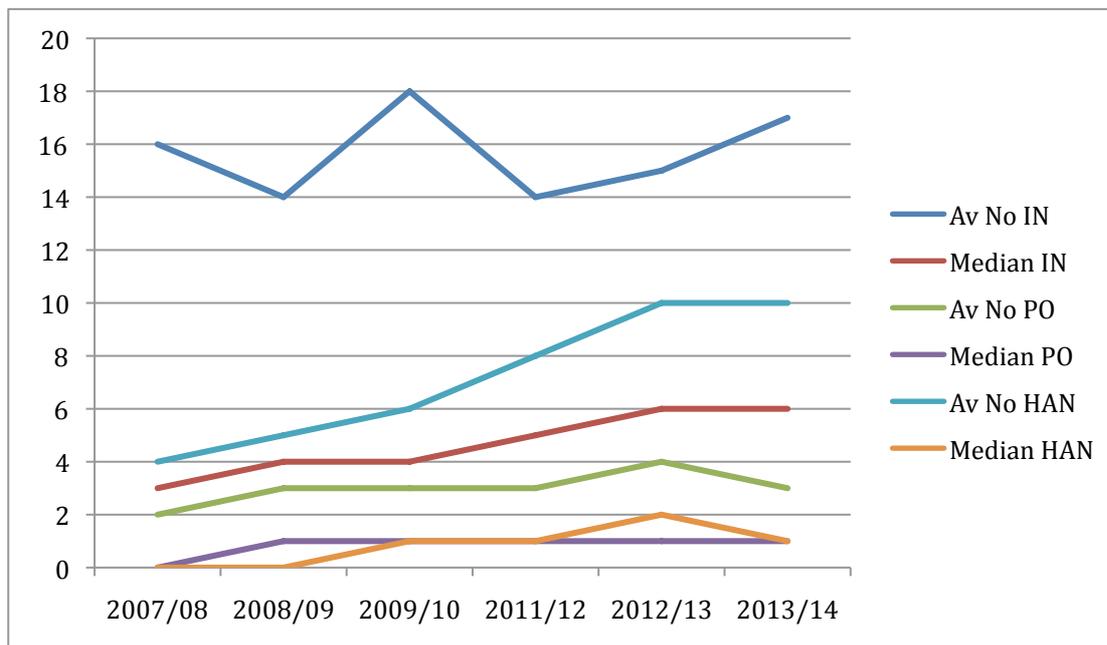


Figure 2: Level of formal action using Improvement Notices and Prohibition Orders as average number served per local authority across the years and the medians for those years.



Discussion

As previously the first thing to see is that there is generally a drop in rate between complaints or representations about conditions and the local authority actually carrying out an inspection. Whether this is the result of local authority lack of resources and therefore the time it will take before inspecting, or because an explanation of the process that may be involved, including contacting the landlord first it is difficult to say. Clearly there was still the risk of retaliatory eviction during the period for which information was sought.

Some local authorities do have well trained staff receiving customer enquiries and this can lead to the offer of appropriate advice, sending written advice or signposting to more suitable service providers. However it can also be used as a gate keeping exercise and care has to be taken to ensure that genuine concerns are not addressed. The added pressure of the PRS being used for discharge of the homelessness duty, can lead to concerns not being addressed adequately and conflict between the department enforcing standards in the PRS and those charged with dealing with homelessness. This can be exemplified by the latest figures, which show homelessness increasing⁴ and in quarter three of 2015, 63% of homeless people were placed in temporary accommodation. A total of 68,560 households were in temporary accommodation. 3,000 families with children were in bed and breakfast accommodation and about a third of these had been in this type of accommodation for more than the supposed maximum of six weeks, which represented an increase of 105% since the end of the same quarter in 2014. The total number of households in B&B accommodation in London was 3,370 (57% of the total England B&B figure). Just 340 households accepted a PRS offer. Increasingly the cause of homelessness is the end of a PRS tenancy. The proportion of all acceptances due to the ending

⁴ DCLG (2015) Statutory Homelessness: July to September Quarter 2015 England, Statistical Release, 17 December 2015

of an assured shorthold tenancy was 31% (4,600 households) in this quarter to September 2015, and in London this proportion was 42% (1,970 households). This compares with 11 per cent of all cases in the whole of 2009/10.

The Deregulation Act 2015 has sought to reduce the chance of retaliatory eviction. However there is a procedure that has to be followed. The protection only arises where a tenant makes a complaint about the condition of the property that has not been addressed by their landlord, and their complaint has been verified by a local authority inspection, and the local authority has served either an improvement notice or a notice of emergency remedial action. Then a landlord cannot evict that tenant for 6 months using the section 21 procedure. Tenants have to report any disrepair or poor conditions that may arise to the landlord as soon as possible and put their complaint in writing in order to rely on this new protection against retaliatory eviction in the Deregulation Act 2015. If, after 14 days from the tenant making a complaint in writing the landlord does not reply, that reply is inadequate, or they respond by issuing a "section 21" eviction notice, the tenant can then approach their local authority and ask them to step in and carry out an inspection to verify the need for a repair. However the landlord might have taken action to gain possession before the local authority inspects if there is any length of time between the complaint and inspection. So the protection is a little late in the process. It is likely that many tenants will continue to approach the local authority thinking that they will deal with the landlord on their behalf. Furthermore, the protection only arises if the local authority takes certain courses of formal action. As these results show, and as discussed further below, such formal action is rare in many local authorities and non-existent in even more. There will need to be a change in approach by local authorities if these changes are to have a positive effect.

What was also surprising was the lack of knowledge, or at least readily available information on the size of the PRS in the different local authorities. Few could provide current information. IN the absence of knowledge about the size of the PRS and how it operates within the local housing market it is difficult to see how local authorities can develop effective strategies for dealing with the bad or criminal landlords. It is also likely that too often, the best use is not being made of available resources to locate and deal with the worst housing conditions.

Given HMO licensing and a general recognition that HMOs can contain some of the worst conditions in the PRS and some of the most unscrupulous and exploitative landlords. Indeed licensing was introduced, and the Housing and Planning Bill proposes additional controls on granting licences for that reason. So it was a surprise that so many respondents inspected so few HMOs. The difference between the average and the median indicates that this is not true for some authorities, but some also are inspecting very few.

In 2013, according to the English Housing Survey some 2.8 million dwellings (12%) had at least one Category 1 hazard, of which 460,000 (2% of the total stock) had two or more of these hazards. The most common Category 1 hazards were those associated with falls (on stairs, between levels, on the level and those associated with baths). These affected around 1.6 million dwellings (7%). The next most common hazard was excess cold affecting 1.0 million dwellings (4%). Dwellings with any of the remaining 21 Category 1 hazards (covered by the survey) were less common, affecting around 560,000 homes (2%)

Figure 1 indicates that local authorities have identified fewer Category 1 hazards than in the first exercise. That might be taken to indicate a reduction of the numbers of homes in the private rented sector containing such hazards. However the English Housing Survey in 2013 indicated that 16% (720,000) of the PRS has at least one Category 1 hazard. While that might be fewer

than in 2010 when over 1 million homes in the PRS were assessed to have such hazards, this still represents a substantial number of homes. If we take the figures for the most common hazards, the indications are that perhaps all local authorities will identify about 13,000 Category 1 hazards each year. On that basis and assuming little overall change in the numbers of PRS homes with Category 1 hazards (and assuming that the majority if not all of the hazards reported here are in this sector and some local authorities have acted against owner occupiers in extreme cases⁵), it will take over 55 years to identify all these hazards (and hopefully remedy them). It should not be forgotten either that some Category 2 hazards can pose a significant risk to health and safety. Such hazards will over those years increase costs to the NHS. If there are some identified hazards are in other sectors then it will take longer to deal with the PRS. That said given the potential costs to society from unhealthy housing the owner occupied sector should not be forgotten.

Numerically the owner occupied sector, being still the largest sector) has more Category 1 hazards than any other (1.8 million dwellings). However some authorities said they do not inspect owner-occupied homes the results indicate the wide variation in approach. Although some local authorities will still provide some financial assistance to help deal with conditions and the obvious need, this result indicates another area where we might be storing up problems. A recent BRE/PHE⁶ Briefing that used the same methodology as for estimating the costs of poor housing to the NHS published earlier this year (and the Housing Health Cost Calculator) showed that 780,000 households aged 55 years and over were in fuel poverty. BRE estimated that for older households aged 55 years or more the cost of poor housing (with serious hazards) to the NHS for the first year of treatment costs as £624 million with these costs dominated by excess cold hazards and those associated with falls. It should be noted that cold homes also increase the chance of a fall.

Professor Kevin Fenton (National Director of Health and Wellbeing at Public Health England) has said “interventions to improve the home or housing circumstances can be effective in preventing and reducing demand for health care and social care. To be successful we need everyone to think ‘home and health’. Collaboration between local professionals - from environmental health and housing to allied health, public health and social care - is central to integrate housing as a means to improve health outcomes and reduce health inequalities⁷. The series of new health and housing resources commissioned by PHE was launched in September 2015. The resources aim to better equip professionals in environmental health, housing, public health and social care to work together locally to reduce the impact of poor housing and homelessness on physical and mental health and wellbeing, and the impact on health care and social care services. However if local authorities are not identifying the serious hazards in homes it is difficult to see how this can be progressed effectively.

In 2013 around 1 million dwellings (4%) had a problem with damp in one or more rooms. The PRS had the highest proportion of homes with damp at 8% (360,000) and this rose to 14% among pre-1919 homes. These rarely amount to Category 1 hazards as can be seen from the breakdown of Category 1 hazards as identified in the English Housing Survey considered

⁵ The Housing Act 2004 Part 1 does not limit action to the PRS, the provisions are “tenure neutral”

⁶ Garrett H and Burris S (2015) Homes and ageing in England – Briefing Paper, Building Research Establishment on behalf of Public Health England, BRE Trust, Watford

⁷ See <https://www.gov.uk/government/news/new-resources-to-improve-health-through-the-home>

above. Yet local authorities on average identify as many Category 1 hazards for damp and mould as for all the falling hazards. As previously this indicates that for the majority of local authorities they only inspect those properties about which someone has complained rather than actively seeking out the worst properties. That is not to say that occupiers are complaining without justification, but when resources are tight, authorities would be better focusing on the worst conditions and developing strategies that allow them to take the initiative as well as respond to complaints.

Figure 2 shows that the level of formal action fluctuates but has not shown any noticeable downward trend so far as Prohibition Orders and Improvement Notices are concerned. There does appear to be an increasing use of Hazard Awareness Notices. As the median shows a slight drop but with an increased average, this indicates that a only a small number of authorities are making more use of them. That said, “informal” action remains the most likely response. It has to be reiterated that recourse to this approach so readily does not protect tenants from retaliatory eviction, and indeed will not be taken into account should a local authority seek to use the powers in the Housing and Planning Bill for a banning order. For the provisions on banning orders to be effective, local authorities will have to be more willing to take formal action and prosecute for non-compliance. Additionally Hazard Awareness Notices can be used where there is a Category 1 hazard if the local authority considers this to be the most appropriate course of action. That said it is not a relevant notice when it comes to the Deregulation Act and protection from retaliatory eviction. It is an interesting question as to how the local authority will assess the HAN as the most appropriate course of action, as in making this decision they should be also assessing the chance of retaliatory eviction. The Government suggested that HAN would only be used where there were no serious risks to health and safety, but than seems to misunderstand both the legislation and the existing enforcement guidance.

The evidence is that local authorities are using “informal” means, such as a letter even in cases where they have a statutory duty to use one of the courses of action in Part 1 of the Housing Act 2004, that is they are in breach of their statutory duty. Again considering the proposals in the Housing and Planning Bill, Rent Repayment Orders for Part 1 matters would only be available where there is a failure to comply with an Improvement Notice or a Prohibition Order, so this “informal action” would not be helpful for either the local authority or tenants.

In cases in the First-tier Tribunal the point has been made that where there is a category 1 hazard the local authority should take one of the courses of action in the Act and negotiate afterwards. See for example the case LON/OOBJ/HIN/2012/0032 in 2013 (Virdee v LB Wandsworth) where Mr NK Nicol (Tribunal chair) pointed out that the authority took over 20 months to take the formal action having been in negotiations and he said (in relation to Category 1 hazards) it is unlawful to delay taking action. “The laudable aim of achieving better outcomes by agreement may be achieved under the Act by delaying enforcement of a notice after service, not before..... It does not assist the appellants to point out that the Respondent may have acted unlawfully in failing to take action in the past”. Again in the First-tier Tribunal LB Southwark was criticised for the approach it took to enforcement and the way a complaints was dealt with. Even though the appeal was lost, it was said “the evidence would seem to indicate that the Respondent might have been too indulgent in its dealings with the Applicant” it was of some concern “that the Respondent spent quite so long negotiating with the Applicant on the basis of informal schedules of works” (Judge P Korn in T Hadjimina v London Borough of Southwark, LON/00BE/HIN/2015/0005).

The use of Improvement Notices allows local authorities to carry out work in default, whether by agreement or not. The small number of local authorities using these powers is in part a reflection of the low level of enforcement, and the suspicion that the worst landlords are being missed. That said it must be a question as to whether local authorities are missing a trick. Anecdotally, it is known that many of seem ill equipped to utilise work in default (and while this incurs costs up front, these and administrative fees are recoverable). Work in default used to good effect hits the recalcitrant landlords in their pockets but also makes it clear that the local authority is serious about improving conditions in the PRS and others will make sure their properties are properly maintained.

It remains a concern that so few local authorities appear willing to use the powers in Part 1 of the 2004 Act. Indeed the level of prosecution is so low either local authorities are failing to target or find the worst landlords or they are letting landlords get away with non-compliance. If all notices and orders are complied with, then it would seem local authorities are not seeking out the worst landlords, which might be the case given that tenants of the very worst landlord are also less likely to complain. It is also true that if officers and local authorities have little experience of prosecuting in housing cases (or carrying out work in default) then this becomes self-reinforcing and they will never take such action. This leaves tenants at yet a further disadvantage as bad landlords will think they can get away with it, and the rare prosecution will be considered a minor issue for Magistrates who will impose inadequate fines.

Conclusion

Despite cuts to local government, it does not appear that interventions in the PRS have reduced markedly. That said, the level of activity does not appear to match the actual need and undoubtedly some bad landlords are getting away with it.

For local housing authorities, the apparent lack of knowledge or accessible information on the PRS will make it ore difficult to develop effective approach to dealing with these bad landlords. It is to be hoped that provisions in the Housing and Planning Bill whereby local authorities will have access to Tenancy Deposit data will help local authorities. It should not be forgotten however that by definition the very worst landlords are also least likely to protect tenancy deposits.

Lack of accessible data on the hazards identified and remedied will make it more difficult to demonstrate the value of interventions and contribution to improved public health and indeed public health outcomes. It will be impossible to demonstrate just how local housing authority interventions can potentially help with savings to the NHS via the Housing Health Cost Calculator⁸. Given what we know about the health costs associated with poor housing, the results point to a 'missed opportunity' of engaging with Directors of Public Health and Health and wellbeing Boards.

The current level of formal enforcement reflects a complaint-led approach. This is not the best way to identify the worst landlords and conditions. Furthermore the relatively low level of enforcement using Improvement Notices and Prohibition Orders will militate against effective use of the powers in the Housing and Planning Bill and indeed will reduce the effectiveness of the provisions on retaliatory eviction. That said the provisions in the Deregulation Act on this contain substantial loopholes.

⁸ See <https://www.bre.co.uk/page.jsp?id=3021> and <https://www.housinghealthcosts.org/dashboard>

With the changing landscape, as legislative changes take effect, changes that still will rely on local authority enforcement, there will be a need to revise the statutory HHSRS Enforcement Guidance issued under Part 1 of the 2004 Act.

Ultimately it is down to local authorities to protect tenants in the PRS when landlords fail to maintain and provide properties that are safe and healthy. The argument for the Private Members Bill⁹ which sought to amend section 8 of the Landlord and Tenant Act 1985 by taking account of the HHSRS, was to provide tenants with a means of taking their own action to seek some redress regardless of the action of the local authority. It would also provide a means of counterclaiming when there is an action for possession. This would at least provide an incentive to landlords to take their responsibilities seriously and ensure that no Category 1 hazards existed.

⁹ The Homes (Fitness for Human Habitation) Bill introduced by Karen Buck MP see <http://services.parliament.uk/bills/2015-16/homesfitnessforhumanhabitation.html>, and having been talked out once on Second Reading on 16 October is scheduled to continue on 29 January.

APPENDIX 1

Key tables of results for England and Wales combined (n=133)

Table A1: Number of complaints or representations about conditions

	2011/12	2012/13	2013/14
Total	57833	68702	57828
Average	452	520	435
Median	245	275	248
Not available	6	2	1

Table A2: Number of inspections carried out generally

	2011/12	2012/13	2013/14
Total	29580	35915	33778
Average	538	641	598
Median	159	185	169
Not available	23	21	20

*Note that for some local authorities, for example those with accreditation schemes, the figures include routine inspections that are not the result of complaint of representation

Table A3: Number of inspections in the PRS

	2011/12	2012/13	2013/14
Total	16444	19086	17553
Average	279	313	288
Median	106	124	99
Not available	75	73	73

*Note that for a very few local authorities, for example those with accreditation schemes, the figures include routine inspections that are not the result of complaint of representation

Note that for the owner occupied sector there were 74 respondents unable to provide the information and the median number of inspections in this sector was 4 in the first two years and 5 in 2014/14 with an average of 62 indicating that most local authorities providing the figures carried out few inspections in this sector, though that was clearly not the case for some with one authority reporting over 2000 such inspections in 2013/14.

Table A4: Number of HMOs inspected

	2011/12	2012/13	2013/14
Total	8514	9234	8749
Average	87	94	88
Median	15	22	21
Not available	36	36	35
"0" responses	6	6	6

Table A5: Category 1 Hazards identified – Damp and Mould

	2011/12	2012/13	2013/14
Total	881	913	1126
Average	12	13	15
Median	5	5	6
Not available	62	63	59
“0” responses	11	8	8

Table A6: Category 1 Hazards identified - Excess Cold

	2011/12	2012/13	2013/14
Total	1974	2231	2126
Average	29	32	28
Median	18	22	16
Not available	65	63	58
”0” responses	4	3	2

Table A7: Category 1 Hazards identified – Crowding and Space

	2011/12	2012/13	2013/14
Total	287	349	335
Average	4	5	5
Median	1	1	1
Not available	66	66	62
“0” responses	26	24	31

Table A8: Category 1 Hazards identified - All Falling hazards

	2011/12	2012/13	2013/14
Total	960	824	1095
Average	14	13	15
Median	6	8	5
Not available	66	63	61
“0” responses	13	9	12

Table A9: Category 1 Hazards identified - Fire

	2011/12	2012/13	2013/14
Total	784	784	985
Average	12	12	14
Median	7	7	8
Not available	68	69	66
“0” responses	10	8	7

Table A10: Enforcement Action under Part 1 Housing Act 2004 – Improvement Notices

	2011/12	2012/13	2013/14
Total	1680	2063	2517
Average	14	17	20
Median	6	6	6
Not available	12	11	9
“0” responses	17	16	21

Table A11: Enforcement Action under Part 1 Housing Act 2004 – Hazard Awareness Notices

	2011/12	2012/13	2013/14
Total	964	1126	1136
Average	8	9	9
Median	1	2	1
Not available	15	15	12
“0” responses	51	41	49

Table A12: Enforcement Action under Part 1 Housing Act 2004 – Prohibition Orders

	2011/12	2012/13	2013/14
Total	436	444	408
Average	4	4	3
Median	1	1	1
Not available	16	15	14
“0” responses	51	50	52

Table A13: Enforcement Action under Part 1 Housing Act 2004 – Emergency Action

	2011/12		2012/13		2013/14	
	Remedial Action	Emergency Prohibition	Remedial Action	Emergency Prohibition	Remedial Action	Emergency Prohibition
Total	88	108	90	1126	50	102
Average	<1	<1	<1	1	<1	<1
Median	0	0	0	0	0	0
Not available	17	15	16	15	14	12
“0” responses	83	88	86	82	91	82

Table A14: Prosecutions under Part 1 Housing Act 2004

	2011/12	2012/13	2013/14
Total	71	80	124
Average	<1	<1	<1
Median	0	0	0
Not available	12	10	9
“0” responses	91*	87*	83*

*These figures represent 75%, 71% and 66% of authorities able to provide a figure