



Cabinet Member Report for Housing

Northampton Borough Council

15th September 2014

Additional Licensing of Housing in Multiple Occupation

New licensing rules have been introduced by this Administration to make it easier for the authority to deal effectively with private landlords who neglect their responsibilities to their tenants and communities. The new rules, which come into force on 3rd November, will mean that existing licensing rules and standards will apply to two storey houses in multiple occupation (HMOs) in a designated area.

Before granting a licence the Borough Council will check that certain standards are being met, and a licence can be suspended at any time if standards are not maintained.

HMO regulations give greater protection to tenants and make landlords manage their properties in a safe and appropriate way and are responsible for ensuring that their property and tenants do not have a negative impact on the local area. The appearance of properties, repairs and maintenance, overcrowding and anti-social behaviour by tenants, such as noise and making sure rubbish is put out on the right day, are all included in the standards.

Areas designated under the scheme include part of Abington, part of Castle, Kingsley, part of Delapre and Briar Hill, Kingsthorpe, part of Obelisk, part of Phippsville, Semilong, Spring Park, part of St James, St David's, Sunnyside and Trinity. In view of the university moving into town, a further consultation is planned over including Far Cotton under the designated area.

Prevention Bid

The Borough Council has submitted a bid to Northamptonshire County Council for the Community Wellbeing Service, with the support of over forty local partners, including housing providers, advice agencies, community organisations and health sector partners. The County Council are currently evaluating the bids.

Decent Homes

We are continuing to improve efficiency and work is progressing well. The Homes and Communities Agency visited in August and we were able to report that we are on course to achieve the decent homes targets and satisfy the requirements of the backlog funding grant. Customer satisfaction levels are very good and contractors are working with the council more effectively. Work is now being planned and issued to the contractors on the basis of the new Stock Condition Survey. Planning work is now underway for the delivery of the Northampton Standard when Northampton Partnership Homes is launched in January 2015.

ALMO

The ALMO implementation team are continuing to work on preparations for the new ALMO - Northampton Partnership Homes (NPH), and there has been a series of handovers. An Interim Chair has been appointed for Northampton Partnership Homes Shadow Board and the Finance Sub-Committee of the board has now been established.

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Cabinet Member for Housing