

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Resources Overview and Scrutiny Panel Wednesday, 17 November 2021

1. Question received from Councillor Atkins:

“What proportion of housing within the Staffordshire Moorlands is privately rented? What resources does SMDC allocate to enable it to carry out its powers under the Tenants Fees Act 2019 and the Housing Health and Safety Rating System? Does SMDC plan to operate a licensing scheme for private landlords?”

Response from Councillor Bowen, Portfolio Holder for Communities:

Please see below 2019 estimate information (from ONS subnational estimates of dwelling by tenure 2012-2019)

Tenure	Estimated number	% stock
Private Rented	5380	12.05
Social Rented	3859	8.64
Owner Occupied	35408	79.31
Total	44647	100

The Tenants Fees Act is enforced by Trading Standards at the County Council. In terms of the Housing Health and Safety Rating System, the Council has 1 FTE Officer dealing with all private sector housing enforcement as part of a multi-responsive post that also includes drainage and public health enforcement. The Officer is supported by 0.3 FTE Senior Officer.

There are no current plans to introduce any additional or selective licensing schemes in the district at the present time. There are set criteria for determining whether an area warrants the introduction of a licensing scheme other than the mandatory HMO Licensing scheme, and to date we have not identified any significant clusters of problematic private rented properties or any evidence of widespread property blight or significant disrepair associated with the private rented sector. We keep matters under review and where the evidence supports it, we would bring a report to committee outlining the reasons why an additional or selective licensing scheme should be considered.