

Private Sector Housing & Enforcement Service Presentation

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Introduction

- High profile work dealing with all issues capable of having a detrimental effect on others – including ASB, Environmental issues, property/housing conditions, private sector housing, fly-tipping and littering.
- Working closely alongside other agencies (SYP, SYFRS, Social Services, landlords / letting agents) and with local residents.

Aims and Objectives

- To create and sustain safe and pleasant communities.
- Identify problems and issues and, using effective risk assessments, decide on the most appropriate responses.
- To encourage communities to work towards setting their own standards (including acceptable behaviour, environmental standards and housing and property standards)

Case Study: Brinckman Street



* Through proactive work in this area and previous historical information, we realised that this alleyway / right of way on Brinckman Street was a major cause for concern. Due to this it became an area which we regularly monitored and visited. Concerns were also raised by local residents and these included:-

- * Anti-social behaviour.
 - * Street drinking / drug use.
 - * Fly tipping / environmental concerns.
- * On a pro-active visit, a large amount of fly-tipping was found dumped in the alleyway. Evidence was discovered for two separate addresses. After interviews under caution, fines were issued and CPN Warning letters given out.
- * We have continued to monitor the area closely and have worked with local businesses and residents and for several months now, this area has remained clear of any fly-tipping – a remarkable achievement given that this was a ‘hot-spot’ for fly-tipping.

After



Case study: Shaw Lane



Before



- * Complaints from neighbours re rubbish at the front and rear of the property.
- * After initial visit we discovered the tenant was terminally ill and therefore support rather than enforcement became the priority.
 - Referral to Vulnerable Person's Officer
 - Clearing of the waste
 - Worked with landlord (who was on the verge of evicting tenant) to carry out necessary repairs inside the property.

- * Other family members were sign-posted to relevant support agencies (including bereavement services, drug and alcohol support)

After



Case study: Family 'X'

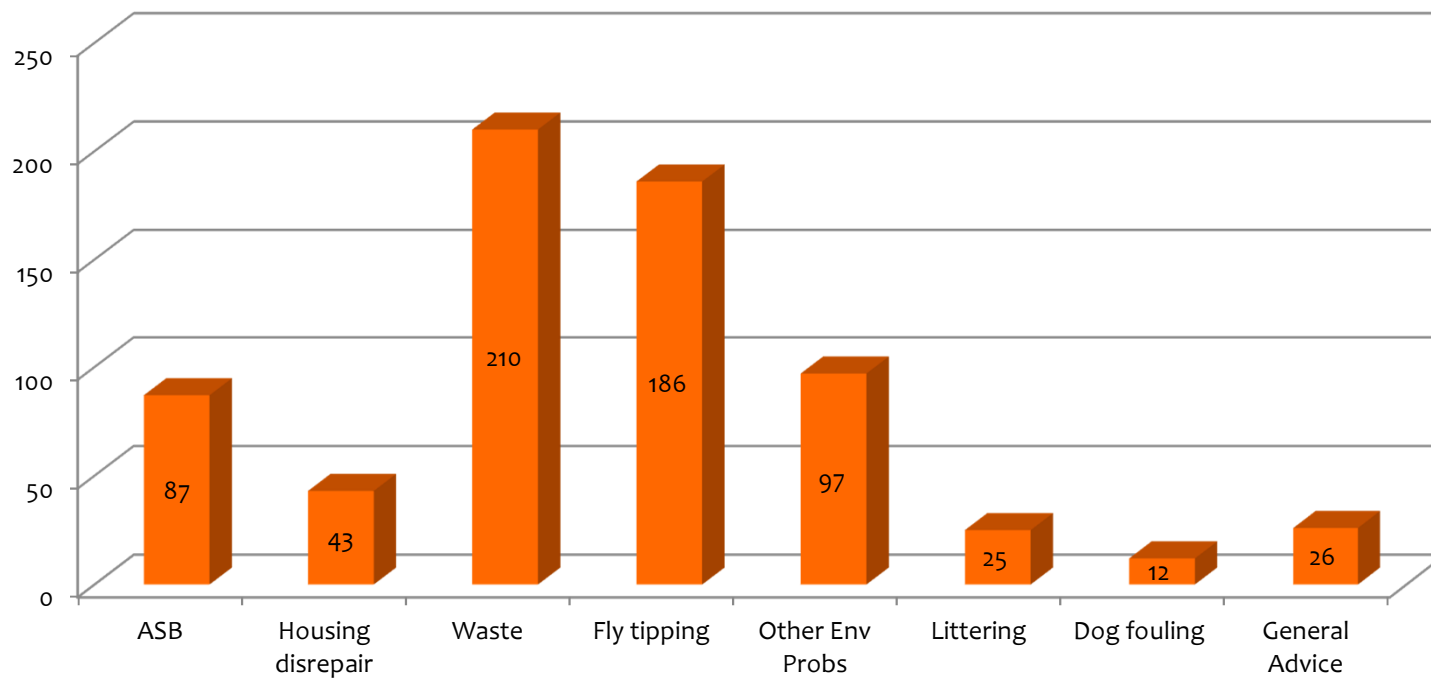
- * Initially brought to our attention by police – concerns regarding child neglect.
- * Issues uncovered
 - housing disrepair rat infestation / drug and alcohol misuse / domestic violence / safe-guarding and vulnerability / ASB issues in surrounding area involving partner.
- * Actions Taken:
 - Contacted social care, attended Core Group Meetings and became the SPOC for the case.

- * Referred to Victim and Witness Support
- * Referred to Phoenix Futures
- * Liaised with landlord and letting agent re housing disrepair issues – all resolved.
- * Referred to Pest Control
- * Assisted with housing application and re-homing.
- * Continuing to help with on-going Social Care Assessments.
- * Referred through to welfare rights / parenting classes.

- * Worked closely with extended family (grandparents who currently have joint care of the children)
- * Other environmental issues resolved (e.g. bins / waste inside the property).

Due to our continued support a whole host of issues have already been resolved. Mother is becoming equipped with the knowledge and skills to make positive choices for herself and her family and it is now highly likely that this family will be rehomed together in a safe environment.

Annual Figures 1/4/15 – 31/3/16 – (686 jobs)



Going forward.....

- * Continue to build up relationships with other agencies, landlords and members of the public.
- * To continue to support the most vulnerable but to 'enforce' when necessary and appropriate.
- * To continue to work alongside Elected Members to achieve the Area Council priorities in relation to community safety.
- * To remain pro-active and community focussed.
- * To continue to ensure that feedback is relayed to all relevant parties.
- * To continue to respond quickly and professionally.