

CITY OF  
WOLVERHAMPTON  
COUNCIL

## Response to Request for Information

Reference      FOI 001861  
Date            11 January 2018

### *Private Landlords*

#### Request:

1. How many complaints about private landlords has your local authority received in the following financial years: 2012/13, 2013/14, 2014/15, 2015/16, 2016/17. (Please separate by financial year)

| 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 |
|-----------|-----------|-----------|-----------|-----------|
|           |           | 520       | 475       | 447       |

In respect of question 1, it has been established after careful consideration that the Council does not hold information relating to the years 2012-2013 and 2013-2014. Consequently, we are unable to provide any information relating to those years, and are informing you as required by Section 1(1) (a) of the Act, that states:

"Any person making a request for information to a public authority is entitled to be informed in writing by the public authority whether it holds information of the description specified in the request".

2. Please categorise these complaints as per the Housing Health and Safety Rating System. (If a complaint fell into more than one category, could you please list it under the primary complaint category only).

In response to question 2, we can confirm that the Council holds information falling within the description specified in your request. However, Section 12 of the Freedom of Information Act 2000 allows a public authority to refuse a request if the cost of providing the information to the applicant would exceed the 'appropriate limit' as defined by the Freedom of Information Act.

The Regulations provide that the appropriate limit to be applied to requests received by local authorities is £450 (equivalent to 18 hours of work). In estimating the cost of complying with a request for information, an authority can only take into account any reasonable costs incurred in:

- (a) Determining whether it holds the information.
- (b) Locating the information, or a document which may contain the information.

- (c) Retrieving the information, or a document which may contain the information.
- (d) Extracting the information from a document containing it.

For the purposes of the estimate the costs of performing these activities should be estimated at a rate of £25 per hour.

The information pertaining to your request is not easily accessible and as such this information is not held as a distinct set able to be retrieved or reported on. To provide you with the information requested would require a manual trawl of cases and as such we believe that the aggregated time it would take to collate the information would be in excess of 18 hours (equivalent to a notional cost of £450).

Please note that when complaints come into the Council we carry out a full inspection of the property and then decide what hazards are present or not.

3. How many successful prosecutions of private landlords did your local authority achieve in the financial years: 2012/13, 2013/14, 2014/15, 2015/16, 2016/17. (Please separate by financial year)

| <b>2012-2013</b> | <b>2013-2014</b> | <b>2014-2015</b> | <b>2015-2016</b> | <b>2016-2017</b> |
|------------------|------------------|------------------|------------------|------------------|
| 5                | 0                | 7                | 5                | 3                |

- 4a. Please state the reason why each of the above prosecutions were initiated (for example, ignoring a particular improvement notice). (Please separate by financial year)

**2012-2013**

Housing Act 2004/Sec 234/Sec 72  
Local Government Miscellaneous Provisions Sec 16  
Housing Act 2004 Sec 11 and Local Government Mis PA

**2013-2014**

N/A

**2014-2015**

Housing Act 2004/Sec 11  
Housing Act 2004/Sec 235  
Local Government Miscellaneous Provisions 1976 Sec 16

**2015-2016**

Housing Act 2004/Sec 11  
The management of houses in multiple occupation (England) regulations 2006  
Local Government Miscellaneous Provisions 1976 Sec 16  
Breach of EPO

**2016-2017**

Housing Act 2004/Sec 11

The management of houses in multiple occupation (England) regulations 2006

- 4b. Please state what the penalty was for each successful prosecution (for example a fine of £100). (Please separate by financial year)

**2012-2013**

£20,459.67 x 4 landlords

**2013-2014**

N/A

**2014-2015**

£23,428 x 2 landlords

**2015-2016**

£44,476 x 5 landlords

**2016-2017**

£20,903 x 5 landlords