

## MANAGING STUDENT OCCUPANCY SCRUTINY PANEL – ACTION NOTES

**MEETING 7** 29th October 2013

**ATTENDED BY:** Councillors Jukes (Chair), M. Smith (Vice-chair), Bradshaw, Pacey, Ranson and Smidowicz

**APOLOGIES:** Councillors M. Hunt and Parton

Officers: M. Hopkins and F. Whittington

### CONSIDERED AT THIS MEETING:

DOCUMENT OR MATTER	ACTION(S) AGREED
Scope Document	Updates noted
Action Notes from meetings held on 9th and 20th September 2013	Noted
Background Papers  National Landlords Association – Additional Licensing of Privately Rented Housing  House of Commons Library – Selective Licensing of Privately Rented Housing  National Empty Homes Loans Fund	Documents received and noted.
Questionnaires and other submitted comments	A summary of responses from the public was received and noted. Photographs submitted with the comments were submitted to the meeting.
Tackling Rogue Landlords and Improving Your Local Private Rented Sector	The briefing note submitted by Councillor Parton with the agenda papers detailing the event he had attended was received and noted.
Planning Matters – Briefing Paper	The briefing paper submitted by P. Blitz in respect of the definition of HMOs and Enforcement were received and noted.
National HMO Policies, Thresholds and Guidance for A4D for HMOs and Change of Use and sales of houses in the Storer and Burleigh areas	The data submitted by the Storer Area Residents Group was received and noted.

## ISSUES DISCUSSED WITH WITNESSES:

WITNESS	ISSUES DISCUSSED
<p>Key Witnesses – Loughborough University</p> <p>Additional information in respect of student numbers and the data collecting process</p> <p>Updated data in respect of Geographies of student residence 2012-13</p>	<p>Paper submitted with the agenda</p> <p>Data tabled at the meeting and circulated electronically to members of the Panel following the meeting.</p>
<p>Alison Barlow</p>	<p>Registration of term time addresses for students and clarification of the position of the University in recording that data. The University chose not to make submission of a term time address compulsory at the time of registration, for reasons detailed in the paper.</p> <p>At the current time there were approximately 500 student term time addresses missing from the system for this academic year.</p> <p>Student cars in Loughborough:</p> <ul style="list-style-type: none"> <li>• There were two blocks of student accommodation that had a ‘no car’ policy built in to tenancy agreements.</li> <li>• The University made it compulsory for students to register cars they brought to Loughborough, although there were no powers to enforce. During the last academic year there were 1,800 student cars registered.</li> <li>• The University student car registration data was used to enforce traffic regulations in areas with traffic restrictions.</li> </ul> <p>Licensing of HMOs:</p> <ul style="list-style-type: none"> <li>• While recognising the costs, A. Barlow’s personal view was to support the licensing of all HMOs. Believing that it could raise the standards of student accommodation and thus benefit students.</li> <li>• There were few formal complaints received from students in respect of the standards of</li> </ul>

<p>Professor Darren Smith</p>	<p>accommodation, however there was anecdotal evidence of dissatisfaction.</p> <p>There was now a confidence that the data set was robust. There remained 1,962 unknowns, but were considered to be students who had completed short courses and had not been removed from the system. Those students were not included on the University return to the Higher Education Statistics Agency (HESA). The statistics did not include figures for Loughborough College Students.</p> <p>A postcode had been added to each address to assist in analysing the data.</p> <p>The 2011 census had been used to as a baseline and to benchmark changes year by year.</p> <p>Hotspots in Loughborough remained similar in 2011 and 2012/13.</p> <p>All University and College students could be identified on the census, but only aggregated data was available, specific properties could not be identified. Some data identified houses with students living in them, but it was not clear if non students also lived there and other data identified non students living in a property but could not identify whether students were also living there.</p> <p>Reference was made to the blue shaded areas on map 2. There appeared to be an under count of students in those areas as University figures were higher.</p> <p>Data sets could be made available to planners at the Borough Council, but not on an ad hoc basis. The best quality data set would be available in February each year, following the submission of data to HESA.</p>
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<b>POSSIBLE ISSUES FOR THE PANEL REPORT RAISED BY WITNESSES / MEMBERS OF THE PANEL</b>	
	<p>When considering thresholds, consider not just where students live and visit, but also issues that may arise on their routes between the two.</p>
	<p>Consider a flexible approach to thresholds, with different figures in different areas.</p>

## **OTHER ISSUES RAISED/DISCUSSED AT THIS MEETING:**

1. Linking instances of anti-social behaviour with geographical data
  - The benefits of information sharing, with the Police, University and Borough Council all recording information on the Sentinel system.
  - Consider concentration of students in an area and compare with ASB data. Look at planning policies for that area rather than explore individual case management.
  
2. Loughborough College Data
  - Officers contact Loughborough College to request data in respect of its off campus purpose built accommodation and HMOs.
  
3. Enforcement Issues
  - Concern expressed in respect of lack of enforcement at a property on Forest Road. Consideration given to the benefits of taking cases- to court and adding to debts or the likelihood of recouping money for council if it undertook the work to tidy the garden.
  - Should members consider there was sufficient concerns in respect of enforcement matters, a request to establish a scrutiny panel on the matter could be proposed to the Scrutiny Management Board.
  
4. Sharing Information
  - Any concerns councillors had in respect of unauthorised HMOs should be referred to the Planning Enforcement officers to investigate, rather than trying to obtain information themselves.
  
5. Panel Draft Report

## **FURTHER MEETINGS OF THE PANEL:**

20th November 2013 – To consider content and recommendations for the Panel's final report

Prior to the next meeting, Members are requested to consider the title of the Panel, what the objectives of managing student occupancy are and identify the key issues to assist with forming recommendations for the final panel report.

*Councillor Bradshaw left the meeting at 7.10pm*  
*Councillor Pacey left the meeting at 8.30pm*