

Southall Broadway and Southall Green ward forum briefing

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Purpose

The purpose of this briefing note is to provide an overview of waste control provisions available in licensable, privately rented accommodation.

Background

Ealing council operates three privately rented property licensing schemes:

The additional Houses in Multiple Occupation (HMOs) and the mandatory HMO licensing schemes make it a legal requirement for most HMOs to be licensed.

Any house or flat rented to occupiers who are not members of the same family and share one or more of the basic facilities (toilet, washing or cooking facilities) can be classed as an HMO.

In Southall Broadway and Southall Green the requirement to licence applies also to all other privately rented homes (not only HMOs). This is known as selective licensing and it operates in five wards (Southall Green, Southall Broadway, Acton Central, East Acton, South Acton).

As a result, any privately rented property in Southall Green and Southall Broadway requires a property licence.

Licensing process

As part of licensing, each applicant needs to complete an application form which must include floor plans, provide an overview of facilities in the property and fire precautions as well as state the number of current occupiers. Each application needs to be also accompanied by an appropriate fee and relevant safety certificates for example gas or electrical etc.

Once an application is assessed and the council is satisfied that the proposed licence holder is a 'fit and proper person', a licence is issued and registered on the public register.

Licensing register

There are currently over 6000 licensed properties across the borough (703 are in Southall Broadway and 1022 in Southall Green).

Any person wishing to verify whether a property is licensed can search Ealing's applications webpage: <https://pam.ealing.gov.uk/online-applications/> or contact the property licensing team on 0208 825 9512 or email prslicensing@ealing.gov.uk.

The licensing register lists the name of the licence holder and states the maximum number of permitted occupants.

To report an unlicensed property you can contact the property licensing team (tel: 0208 825 9512/ e: prslicensing@ealing.gov.uk) or complete an online form: [Illegal outhouse/ House in multiple occupation - Ealing Council](#).

Licensing and waste

Each property licence includes a number of specific conditions that licence holders are bound to comply with such as maximum occupancy and waste provisions.

There shall be formal arrangements for the disposal of rubbish and bulky waste from each licensed property. The licence holder is required to provide sufficient external bins with lids for the storage of rubbish, recycling and food waste pending collection.

In addition, the licence holder is required to display a notice for the occupiers of the property (or provide them with a copy of the notice) indicating the day of the week rubbish and recycling is collected. The notice must also state any council specific requirements e.g. that rubbish and recycling should be left at the edge of the property.

The above conditions apply only to private rented property. Any land outside of the property boundary i.e. alleyways and any associated fly tipping is not in the scope of property regulation jurisdiction.

Any person wishing to report a waste issue associated with a licensed property should contact the property licensing team (details above).

Once a waste issue is reported, it is recorded on the council's system and contact is made with the licence holder.

Depending on the type of waste, the property regulation officers have powers to issue enforcement notices requiring the owner or the occupier of the land to remove any waste.

Failure to comply with licence conditions is an offence for which the licence holder can be prosecuted and upon conviction, punished with an unlimited fine, determined by the Courts.