

NottinghamActionGroup on HMOs

c/o The Rose & Crown
500 Derby Road
Lenton

NOTTINGHAM NG7 2GW

Tel: 07762-525-625

E-Mail: contact@nottinghamaction.org.uk

NewsDesk

September 2015

NAG OPEN MEETINGS AUTUMN 2015

Wednesday 28 October

6.30 pm to 8.30 pm in the

Function Room, Rose & Crown

Derby Road, Lenton

‘THE NOTTINGHAM STANDARD’

Improving the Quality of the Private Rented Sector in Nottingham

The meeting will focus on what is being done in Nottingham to improve the quality of all private rented sector accommodation in Nottingham. Representatives from Nottingham City Council, DASH and Unipol will introduce the ‘Nottingham Standard’ and, amongst other topics, will talk about accreditation of student and other private rented sector accommodation, licensing of HMOs, enforcement action, future developments

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A joint meeting with Nottingham City Homes on

‘THE CHANGING FACE OF LENTON’

Wednesday 25 November

6.00 pm to 8.30 pm in

Palmer Court

Off Derby Road, Lenton

Palmer Court, located behind the Savoy cinema, is the first completed phase of the re-development of the site of the Lenton high-rise flats. This meeting will present an opportunity to meet with the tenants of Palmer Court as well as getting up-dates from Nottingham City Homes on how work is progressing with the rest of the site, and what opportunities the re-development presents for Lenton’s future.

PLEASE NOTE THAT TO PROVIDE SECURITY FOR ITS TENANTS, ACCESS TO PALMER COURT IS CONTROLLED. THEREFORE PEOPLE ATTENDING THIS MEETING WILL BE ASKED TO ARRIVE AT 6.00 PM OR SHORTLY AFTERWARDS AND WILL BE ESCORTED INTO THE BUILDING. THERE WILL BE NO LATE ADMISSION TO THIS MEETING

Ward Councillors, Council officers, representatives from our Universities, the Police and others will be invited to both meetings.

More information about the meetings will be available on the NAG website at

www.nottinghamaction.org.uk

THE NOTTINGHAM STANDARD FOR LANDLORD ACCREDITATION

Today, privately rented accommodation is a small, but increasingly significant, part of the housing market. Commensurate with this, is the increasing need to ensure that what the private rented sector (PRS) is offering to tenants meets a minimum (but increasingly high) standard.

The Nottingham Standard is a new accreditation mark, unique to Nottingham. It is supported by Nottingham City Council, and seeks to establish an over-arching minimum standard for privately rented accommodation across the city.

It is intended to help prospective tenants to identify properties in the private rented sector (PRS) which meet a minimum quality standard, whilst also recognising good landlords who provide quality approved and well managed accommodation.

It is important to understand that the Nottingham Standard does not replace the two accreditation schemes which are currently operating in Nottingham, i.e.

- **Unipol Student Homes**, which accredits only those landlords providing accommodation for students, and
- **DASH Landlord Accreditation**, which accredits all other types of PRS landlords.

Rather, it provides an umbrella under which both schemes are brought together under one certification mark.

Landlords already accredited through DASH or Unipol will be able to use the Nottingham Standard accreditation mark, and there will be guidelines to make sure that the mark is used correctly.

The October 2015 NAG open meeting will bring together officers from Nottingham City Council, including those responsible for enforcing mandatory and additional licensing of HMOs, along with representatives from Unipol and DASH who administer their respective accreditation services and inspect the properties of landlords who wish to become accredited under one or the other, or both, schemes.

It will also be an opportunity to:

- Hear how licensing of HMOs is proceeding, particularly in the light of the additional licensing scheme which means that many more HMOs now need to be licensed than was the case with mandatory licensing alone, and
- Also, what future developments in this area are under consideration.

As always, there will be time set aside for questions, comments and an exchange of ideas.

Useful information for everyone, especially tenants and landlords, can be found by following the links in this page of Nottingham City Council's website:

www.nottinghamcity.gov.uk/nottinghamstandard

THE CHANGING FACE OF LENTON

Demolition of the high rise flats, which have dominated the skyline of Lenton since the 1960's, has been progressing, and now only one of the blocks remains.

During the past year building work has also started on the site with Palmer Court being the first phase of the redevelopment. It is now complete and its new tenants started moving in earlier this summer.

This meeting is a follow-up to the one which was held with Nottingham City Homes in spring 2014. It is therefore appropriate that the venue is Palmer Court.

Representatives from Nottingham City Homes will be able to give up dates on how the work has progressed over the last year or so, and also outline what the next stages are going to be.

The redevelopment of the high rise flats site will bring new families into the area and will go a good way towards restoring balance and sustainability to Lenton as a whole.

The residents of Palmer Court will be invited to come along, meet other attendees, and give their initial reactions to what it is like to live in their new homes.

Please note that, because Palmer Court is sheltered accommodation, access is controlled. Therefore, people who come to the meeting are asked to arrive at 6 o'clock or very shortly afterwards so that they can be admitted to the building and shown to the meeting room.

Palmer Court is the new building just behind the Savoy Cinema. Pedestrian access is at the front of the building facing the one remaining high rise block.

Parking in the area is very limited. However, there are very regular (every few minutes) bus services up and down Derby Road (e.g. NCT No: 34, 35, 36, Trent Barton i4, i5) with a city-bound stop opposite the Savoy Cinema and an outward-bound stop next to Sainsbury's.

**If you have any questions about these or
any other NAG meetings and activities,
please mail us at
contact@nottinghamaction.org.uk,
or 'phone: 07762 525 625**

USEFUL CONTACTS

(Updated 12 May 2015)

CONSTITUENCY MPs					
Nottingham East Constituency			Nottingham South Constituency		
Chris Leslie MP		711-7666	Lilian Greenwood MP		711-7000
WARD COUNCILLORS					
Berridge Ward			Radford & Park Ward		
Mohammed Ibrahim		07970-500-999	Liaqat Ali		07891-423-352
Carole Jones		07943-829-572	Ilyas Aziz		07534-960-994
Toby Neal		07734-525-943	Ann Peach		07432-597-995
Mapperley Ward			St. Anns Ward		
Leslie Ayoola		07508-492-381	Jon Collins		876-3783
Rosemary Healy		07534-344-699	Sue Johnson		07506-707-984
Chris Tansley		07534-943-471	David Liversidge		07572-030-253
Wollaton East & Lenton Abbey Ward			Wollaton West Ward		
Sally Longford		07732-972-465	Jim Armstrong		876-3452
Sam Webster		07774-150-404	Steve Battlemuch		07981-032031
			Georgina Culley		916-3278
Bridge Ward		Arboretum Ward		Dunkirk & Lenton Ward	
Michael Edwards	07876-203-352	Merlita Bryan	07943-829-569	Sarah Piper	07534-000-710
Nicola Heaton	07947-898-704	Azad Choudhry	07711-117-661	Dave Trimble	876-3788
CENTRAL COMMUNITY PROTECTION NOTTINGHAM CITY COUNCIL					
James Douglas (Operations Manager – Central)			07903-759-511		
COMMUNITY PROTECTION OFFICERS					
CPO 9741 Wayne Hobbs (Team Leader)				07983-427-887/101 Ext. 850-5539	
CPO 9982 Graham Bewley (The Park)				07946-430-552	
CPO 9944 Scott Clancy (University Park/Lenton Abbey)				07595-005-237	
CPO 9760 Will Davies (New Lenton)				07949-733-351	
CPO 9911 James Doherty (Wollaton Vale)				07702-141-616	
CPO 9726 Carol Evans (Dunkirk)				07507-600-368	
CPO 9970 Craig Graley (Lenton Triangle)				07903-759-481	
CPO 9949 Mick Hargreaves (Leen)				07985-844-421	
CPO 4967 Zoe Milner (Hillside/Wollaton Park Estate)				07765-186-918	
CPO 9743 Darryl Paxford (Radford West)				07525-226-740	
CPO 9969 Manny Romero (Wollaton Park)				07985 246-112	
CPO 9793 Jayn Warne (QMC & Old Lenton)				07990-561-030	
NOTTINGHAM UNIVERSITY & NOTTINGHAM TRENT CONTACTS					
Melanie Futer (Manager Off Campus Student Affairs) Nottingham University/Voicemail Helpline					951-4649/846-8666
Mark Simmonds (Student Community Manager) Nottingham Trent University					848-4290
UNIPOL STUDENT HOMES					
Unipol Nottingham Accommodation Bureau			934-5020		
NOTTINGHAM ACTION GROUP ON HMOs					
Telephone: 07762-525-625			E-Mail: contact@nottinghamaction.org.uk		

PROCEDURES TO USE TO REPORT NOISE ANTI-SOCIAL BEHAVIOUR

◆ If you are being troubled by noise anti-social behaviour; ◆ If you can identify where the problem is coming from; ◆ If it is on-going and you need an officer to respond you should

◆ REPORT THE PROBLEM TO THE POLICE NON-EMERGENCY NUMBER BY CALLING 101 AND SELECTING THE 'OPERATOR' OPTION◆

Your report will be passed to the nearest available officer, who could be a member of the local beat team, i.e. Police Officer, PCSO or CPO. How quickly your report is acted upon will depend on what resources are available at the time. So, for example, a noise report on a Friday evening at midnight may not get an immediate response, or may not get one at all if other, more serious, issues are taking place elsewhere.

Reporting the incident to the Police non-emergency number will ensure that a Police incident is created. The local beat team/CPOs will check that all noise nuisance incidents reported out of hours have received a response. They will carry out any necessary follow up visits to investigate the matter and ensure that, where appropriate, cases are referred on for further enforcement/intervention.

◆ REMEMBER, PLEASE MAKE SURE YOU LEAVE CONTACT DETAILS WHEN YOU MAKE ALL REPORTS◆

The severity of the noise complaint will dictate the level of response. For example, if the problem was a 'one-off' and the response at the time was sufficient to stop the noise, then the incident will be simply logged for future reference. However, if the incident was part of a pattern of behaviour, or was of an extreme nature (e.g. an all-night party and repeated requests to cease the noise were ignored), an officer will visit the address of the alleged offenders and issue a verbal warning. However, if the nature of the complaint warrants it, a written Noise Warning Notice will be issued.

Community Protection will ensure that you are updated with regards the actions taken to respond to your complaint.

From this point on the situation will be closely monitored and updates sought from the complainant(s) to ascertain whether the behaviour of the offenders has altered. If the noise issue continues to cause concerns to the resident(s), the case will be passed on to the Council Noise Pollution Team or ASB Enforcement Officers for in-depth investigation, and substantive enforcement action (Court Orders) will be considered.

◆ NOTE: The Community Protection Team will take responsibility for liaising with other organisations (e.g. universities) who may need to be involved as the team seeks to follow up and take action against the perpetrators of noise anti-social behaviour◆

In cases where an immediate response is not required, or where residents simply want advice or guidance, please call the **ASB Helpline 0115 9152020**.

The helpline is open Monday to Friday between 8.00 a.m. and 5.00 p.m. Outside of these hours an answerphone message will direct callers to call 101 for assistance with an anti-social behaviour issue, or 999 for more serious issues. It will also provide the facility to leave a message.

The Helpline can also be contacted by e-mail at: cphelpline@nottinghamshire.pnn.police.uk.

**Produced by the Nottingham Action Group on HMOs (NAG) with thanks to and in co-operation with
Nottingham City Council's Community Protection (Central) Team
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