

Activity sheet for January

- Jan.6. Dartmouth Town Council meeting.
8. Discretionary Rates Panel meeting.
Chief Exec/Deputy Exec/Leader/ Deputy Leader weekly meeting.
Kingswear Parish Council meeting.
9. Member Workshop: Community Safety Partnership/Safeguarding.
10. Meeting with Anthony Mangnall.
Assets update.
11. Meeting with Cllr Cathy Campos at Dartmouth Visitor Centre.
13. Mayors and Clerks' meeting.
Assets meeting.
14. Salcombe Charities site visit.
Finance update.
Chief Exec/Deputy Exec/Leader/ Deputy Leader weekly meeting.
21. Waste Partnership Board meeting.
22. BBC Radio Devon interview (See detail at Appendix.1.).
Accommodation Working Group meeting.
Meeting regarding a Planning report.
Dementia Friendly Forum.
Assets update.
Chief Exec/Deputy Exec/Leader/ Deputy Leader weekly meeting.
23. Joint Development Management Committee and Overview & Scrutiny Panel:
Revenue Budget Proposals for 2020/21.
Capital Budget Proposals for 2020/21
Overview & Scrutiny:
Executive Forward Plan.
Pre-Application Process.
Safeguarding Policy.
Peer Challenge Progress Update.
Member 2019 Induction Review.
Food Safety Plan Progress Report.
Executive Briefing.

24. Devon Building Control Partnership meeting.

29. South West Councils meeting.

Chief Exec/Deputy Exec/Leader/ Deputy Leader weekly meeting.

30. Member Session: Gypsy, Travellers & Caravan Dwellers.

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Appendix.1.

The council was contacted by a gentleman in his late 70s, who was effectively living in squalor. His property was not being maintained by his Landlord and repairs that he'd asked for weren't being carried out. Our officers attended, and noted a lot of problems including inadequate heating (in fact hardly any heating at all), rising damp and a leaking roof,

As a result of the visit the Landlord was served with an Improvement notice to sort out these problems. This gave him 3 months to start the works. The Landlord did not appeal this notice.

At the same time we issued a Request for Information (essentially requiring him to confirm he was the owner). He ignored this and several reminders and was taken to court. The Court fined him £1600.

The Council has the power to fine Landlords who don't comply with Improvement Notices up to £30k under our Civil Penalty Policy (available on our website). This Landlord was fined £18,000.

The Council understands that it can be difficult for Landlords to find the money for repairs to their properties, and that's why we have a loan system in place via Wessex Resolutions. They can help with the costs of repairs, heating, or even bringing an empty property back into use.

If the Landlord had contacted us or engaged with us at any point we could have avoided this. He never contacted the Council despite repeatedly being asked to do so. He does live in the area.

In April there are new regulations and it will be illegal to let a property that has an EPC (Energy Performance Certificate) of E or lower. Any Landlords who are worried about this should get in touch with us now – email dfg@swdevon.gov.uk.

The elderly gentleman now has new central heating, new double glazed windows, repairs being carried out for damp and roof, and chimney leak being repaired.

The cost of the works was estimated to be £12k approximately. The Landlord now has to pay this, plus his two fines.

The money will go to Environmental Health and Housing in South Hams.

Any tenants who are having similar problems, if your home isn't up to standards and your landlord hasn't carried out repairs that you've asked for, please get in touch. We will do everything in our power to make sure no one in the South Hams lives in a sub-standard home.