



NATIONAL RESIDENTIAL  
LANDLORDS ASSOCIATION

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# Property Conditions in Southampton

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The National Residential Landlords Association is the UK's largest membership organisation for private residential landlords, supporting and representing over **100,000** members



# Damp and Mould

**1) Question:** Based on your assessment of damp and mould issues affecting PRS properties in your area, approximately what proportion do you currently estimate to have category 1 damp and mould hazards?

*Answer:* 0.20%

**2) Question:** Approximately how many inspections have you undertaken overall in the last three financial years?

*Answer:*

2019/2020: 1775  
2020/2021: 583  
2021/2022: 629

**3) Question:** Thinking now ONLY about all of the inspections that you undertook as a result of complaints, approximately how many have identified a category one damp and mould hazard?

*Answer:*

2019/2020: 5  
2020/2021: 0  
2021/2022: 0

**4) Question:** Overall, how many complaints relating to housing standards have you received in the last three financial years that reference or relate to damp and mould issues in the PRS?

*Answer:*

2019/2020: 71  
2020/2021: 47  
2021/2022: 48

**5) Question:** Of the complaints you received that reference damp and mould in the last three financial years, approximately how many resulted in inspections?

*Answer:*

2019/2020: 10  
2020/2021: 0  
2021/2022: 3

**6) Question:** Please provide the figures for all formal and informal enforcement action taken on damp and mould hazards:

*Answer:*

2019/2020: 18  
2020/2021: 3  
2021/2022: 3



# Inspections and Notices

- Based on a PRS stock of 25000 (DLUHC submission), Southampton received a total of 837 PRS complaints over 2021/2022 & 2022/2023
- Over 2021/2022 & 2022/2023, 131 HHSRS inspections were carried out on PRS properties
- Over 2021/2022 & 2022/2023, 15 Improvement Notices (mixture of category one and category two hazards) were served on PRS properties



# Civil Penalties usage

- **Figures for civil penalty notices issued in relation to damp and mould hazards**

*Answer:*

*2019/2020: 0*

*2020/2021: 0*

*2021/2022: 0*

- **Figures for civil penalties issued in 2021/2022 & 2022/2023 for the following offences:**

*a) Failure to comply with an Improvement Notice: 0*

*b) Offences in relation to licensing of Houses in Multiple Occupation: 0*

*c) Offences of contravention of an overcrowding notice: 0*

*d) Failure to comply with management regulations in respect of Houses in Multiple Occupation: 0*

*e) Banning orders under the Housing and Planning Act 2016: 0*

*f) Offences in relation to Minimum Energy Efficiency Standards Regulations (MEES): 0*

*No civil penalties were issued for Smoke and Carbon Monoxide (England) Regulations 2015 in 2021/2022 & 2022/2023*

*No civil penalties were issued for Electrical Safety Standards in the PRS (England) Regulations 2020 in 2021/2022 & 2022/2023*



# Council Feedback

The NRLA asked councils what barriers they face when it comes to issuing/perusing civil penalties in the private rented sector. Feedback varied but several overlapping comments came through:

- **Lack of resources/funds**
- **Difficulty recruiting and retaining qualified/or competent staff**
- **Lack of housing solicitors within the council's legal services**
- **Welcome the review of HHSRS, but it is taking far too long**
- **Pressure on local government finances overall**
- **Complexity of existing legislation in housing enforcement**
- **Court waiting times/long drawn-out tribunal process**
- **Lack of nationally consistent procedures and fee matrixes**

