

**CYNGOR SIR POWYS COUNTY COUNCIL**

**CABINET REPORT  
20<sup>th</sup> December 2016**

**REPORT AUTHOR:** County Councillor Rosemary Harries, Portfolio Holder for Property, Buildings and Housing

**SUBJECT:** Revocation of County Wide Additional HMO Licensing Scheme

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**REPORT FOR:** Decision

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**1. Summary**

This report seeks Cabinet approval to revoke a previous Cabinet decision made on 1<sup>st</sup> April 2014, to adopt a county-wide Additional HMO Licensing Scheme. The decision is proposed following a review of the scheme in operation, details of which are provided in the following report.

**2. Background**

- 2.1 On the 26<sup>th</sup> October 2010, following a public consultation undertaken in February 2010, Powys County Council formally designated an Additional Licensing Scheme in respect of Houses in Multiple Occupation, covering the town of Llandrindod Wells. The designation was in accordance with the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006. The Scheme came into effect on 1<sup>st</sup> January 2011.
- 2.2 The scheme required licensing of all houses in multiple occupation (HMOs) falling within the definition set by section 257 of the Housing Act 2004 (i.e. blocks of self-contained flats created by conversion, which did and do not comply with the requirements of the Building Regulations 1991, in respect of such conversions and where the flats in the building are less than two thirds owner occupied). Unless extended, such schemes have a life of five years and the designation expressly stated that it would cease to have effect on 31<sup>st</sup> December 2016.
- 2.3 The Additional HMO Licensing Scheme is distinctly different to the Mandatory HMO Licensing Scheme introduced in the Housing Act 2004. Licensing is mandatory for all HMOs which have three or more storeys and are occupied by five or more persons forming two or more households.

- 2.4 The scheme required licensing of all houses in multiple occupation (HMOs) falling within the definition set by section 257 of the Housing Act 2004 (i.e. blocks of self-contained flats created by conversion, which did and do not comply with the requirements of the Building Regulations 1991, in respect of such conversions and where the flats in the building are less than two thirds owner occupied). Unless extended, such schemes have a life of five years and the designation expressly stated that it would cease to have effect on 31<sup>st</sup> December 2016.
- 2.5 The Additional HMO Licensing Scheme was introduced for two primary reasons. First, to improve conditions, in particular fire safety, for tenants in poorly converted properties and second to link with the then proposed national property based licensing regime.
- 2.6 The reason why Llandrindod Wells was selected for an Additional HMO Licensing Scheme was that the town contained a large number of, what were considered to be, poorly converted large properties which had been divided into self-contained flats. Many of these properties had been converted prior to enactment of the 1991 Building Regulations and consequently many did not benefit from requirements under the 1991 Building Regulations in respect of sound insulation, modern fire precautions and adequate insulation and heating.
- 2.7 The Scheme required landlords of S.257 HMO's to apply for a license, satisfy the fit and proper person test and pay a one off license fee.
- 2.8 Following representation as a result of formal consultation on the proposed introduction of Additional HMO Licensing, the authority worked in partnership with landlord representatives to develop a number of concessions to help ease any increased financial burden;
- an annual rather than a one off fee was introduced to spread the cost of licensing over the five year licensing period
  - the introduction of Exemption Certificates for properties that were fully compliant and could demonstrate compliance with Building Regulations
- 2.9 **71** buildings (containing **680 flats**) fell within the remit of the Additional HMO Licensing Scheme and were addressed in Llandrindod Wells. **8** properties were not considered licensable either because they were long-term empty/no amenities or because they were more than 2/3rds owner occupied. Following further inspection **32** properties were provided with exemption certificates, as they required no substantial works to bring their properties up to the required standard, and would no longer be considered S.257 HMOs.
- 2.10 The scheme has clearly had an impact, illustrated by increased enforcement activity and delivery of desired outcomes, particularly with regard to improved fire safety standards. In total 71 buildings (containing 680 flats) have had major works of improvement to them

and **8,465 HHSRS Category 1 Hazards** have been reduced/removed and **7,636 Category 2 Hazards** have been reduced/removed from those non-compliant self-contained flats.

- 2.11 The Additional HMO Licensing Scheme in Llandrindod Wells has also not been without problems. The administration of the scheme is resource intensive and the decision to allow landlords to make staged payments has created administrative challenges. The Private Sector Housing Team are a small team who deliver housing enforcement activities county-wide, and the scheme has put additional strain on their limited resources. The legislation itself in respect of Additional HMO Licensing Schemes is poorly worded, causing confusion and enabling one landlord to successfully challenge the councils' interpretation of a key element of the scheme.
- 2.12 The original scheme was intended to operate as a pilot but following a review undertaken in 2013, the Cabinet on 17<sup>th</sup> June 2014, designated an extension to cover the whole of Powys. The commencement date was 1<sup>st</sup> April 2015, with the scheme ceasing to have effect after 5 years on 31<sup>st</sup> March 2020. Consultation on the introduction of the county wide Additional HMO Licensing Scheme was more limited than that undertaken as part of the pilot scheme in Llandrindod Wells.
- 2.13 As mentioned in paragraph 2.2 above, the Additional HMO Licensing Scheme in Llandrindod Wells comes to an end on 31<sup>st</sup> December 2016. County wide HMO additional licensing has to date had limited impact. Officers undertaking a desk top exercise identified 289 buildings which could potentially be considered to be S.257 HMOs. Officers visited each of these buildings to undertake a risk rating exercise and only 116 buildings were identified as those where Additional HMO Licensing might be applicable. Of those 116 buildings, only 8 could be considered high risk, 52 were considered medium risk and 56 were identified as low risk. 8 properties whose risk rating was in the top third (high and medium risk), including 6 properties which featured in the top 10 highest risk rated properties, were inspected by Officers and of those 8 properties only 4 were identified as being licensable due to non-compliance with 1991 Building Regulations, where remedial works were necessary. However, all properties have subsequently achieved full compliance following informal action and negotiation with landlords. This negates HMO additional licensing requirements as all 8 properties are by definition, no longer section 257 HMOs.
- 2.14 It is Officers professional opinion that the need for a county wide Additional HMO Licensing Scheme no longer exists, based on the following factors. First, the Additional HMO Licensing Scheme in Llandrindod Wells was introduced to address a concentration of large poorly converted properties and that the scheme has served its purpose. Second, the Additional HMO Licensing Scheme was introduced to link with the then proposed national property based

licensing regime. The national landlord licensing scheme introduced in the Housing (Wales) Act 2014, commercially branded as Rent Smart Wales, is a person based licensing scheme and it seems inappropriate to run two separate licensing schemes in the county. Landlords in Powys will be faced with the prospect of obtaining a licence and undergoing appropriate training in order to comply with requirements of Rent Smart Wales. In addition they may also be expected to obtain a licence under the Powys Additional HMO Licensing Scheme, creating an additional financial burden. This could possibly discourage future development of partnerships with landlords within the private rented sector and affect the council's ability to discharge its duty under homeless legislation. Third, housing enforcement powers contained within the Housing Act 2004, provide the authority with sufficient powers to address poor conditions in privately rented properties across the county. Deficiencies regarding fire precautions in converted flats, the main impetus for introduction of Additional HMO Licensing, may be addressed using Part 1 of the Housing Act 2004 and The Housing Health and Safety Rating System (HHSRS). Licensing such properties provides additional benefits such as a focus on the fitness of the licence applicant and property management arrangements. However, the fitness of the landlord has recently become a statutory requirement for all landlords within the private rented sector through implementation of Rent Smart Wales and the county does not experience a concentration of management problems in the HMO sector.

2.15 Consultation with landlord representatives at a recent meeting held in Llandrindod Wells has established that the majority agree with the proposal to revoke the county wide Additional HMO Licensing Scheme in Powys.

2.16 It is therefore proposed that the county wide Additional HMO Licensing Scheme is revoked.

### **3. Powys One Plan**

3.1 Revocation of county wide Additional Licensing will not affect how the Council meets its statutory duties regarding housing enforcement and maintaining/raising standards within the private rented sector. The Council is committed to ensuring people live in appropriate housing suitable for their needs and seeks to achieve this by maintaining standards through use of powers contained within appropriate legislation. Regarding HMOs, mandatory licensing remains in force and any failure in standards of properties outside its scope will be addressed using appropriate powers under the Housing Act 2004 or other appropriate legislation.

3.2 Core objectives of the Powys One Plan:

- Stronger, Safer & Economically Viable Communities
- Children & Young People

- Safeguarding Children & Addressing Poverty
- Transforming Learning & Skills
  - Training & Jobs for Young People

Will be addressed by tackling poor housing conditions using appropriate legislative powers whilst simultaneously promoting health, social care & wellbeing and the Wellbeing & Future Generations Act.

#### **4. Options Considered/Available**

- 4.1 There are two principal options, either adoption or rejection of the proposal. Adoption will reduce unnecessary bureaucracy and financial burden and encourage partnerships with the private rented sector, promoting housing renewal and urban regeneration.
- 4.2 Rejection may make it difficult for the Council to develop good working relationships and partnerships with private sector landlords. This may frustrate attempts to discharge our duty under homeless legislation within the sector.

#### **5. Preferred Choice and Reasons**

- 5.1 The preferred choice is adoption. This will remove unnecessary bureaucracy and excessive financial burden on private landlords. It will encourage development of the private rented sector in accordance with Welsh Government proposals and implementation of Rent Smart Wales. It will also assist the wider strategic aims of delivering housing renewal and urban regeneration.

#### **6. Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc.**

- 6.1 The proposal is designed to improve the quality of life of the citizens of Powys by developing better relationships with landlords and achieving appropriate housing standards, suitable for resident's needs. It should facilitate enhancement of the local built environment and deliver wider urban regeneration, benefiting landlords, tenants and neighbouring communities alike.

#### **7. Children and Young People's Impact Statement - Safeguarding and Wellbeing**

- 7.1 The proposal is intended to remove bureaucracy, reduce financial burden, enhance standards and provide greater housing options. It is hoped it will assist the Council in addressing homelessness and provide children and young people with a greater sense of wellbeing.

## **8. Local Member(s)**

- 8.1 The removal of county wide HMO licensing will have an equal impact across the County and apply to all members.

## **9. Other Front Line Services**

- 9.1 The Private Sector Housing Team will no longer be required to operate a county wide licensing regime, removing a significant administration burden. This should allow officers greater time to undertake physical inspections and monitoring of standards within the private rented sector. The proposal should have no impact on other front line services.

## **10. Support Services (Legal, Finance, Corporate Property, HR, ICT, BPU)**

- 10.1 The Professional Lead - Legal notes that the reasons for the recommendation in this report are sound and are supported by Legal services.
- 10.2 Finance - The Finance Business Partner notes the content of the report and can confirm there are no financial implications.

## **11. Local Service Board/Partnerships/Stakeholders etc.**

- 11.1 It is hoped this will provide a more equitable process, particularly for stakeholders subject to and aggrieved by adoption of the HMO Additional Licensing process in Powys. It is hoped it will foster better relationships and promote greater development of a well-regulated private rented sector in Powys along the 'light touch' approach adopted by Welsh Government and implemented nationally by Rent Smart Wales.

## **12. Corporate Communications**

- 12.1 Revocation of county wide HMO Additional Licensing Scheme will require publication in local press and via the Powys web site.

## **13. Statutory Officers**

- 13.1 The Solicitor to the Council (Monitoring Officer) has commented as follows: " I note the legal comment and have nothing to add to the report

13.2 The Strategic Director Resources (S151 Officer) notes the comments made by finance.

<b>Recommendation:</b>		<b>Reason for Recommendation:</b>	
That the county wide Additional HMO Licensing Scheme be revoked.		<p>(i) The scheme in Llandrindod Wells has addressed property conditions where the greatest concentration of S.257 HMOs were located in the county.</p> <p>(ii) Conditions in S.257 HMOs outside of Llandrindod Wells can be addressed using powers contained in Part 1 of the Housing Act 2004.</p> <p>(iii) The decision to revoke the Additional HMO Licensing Scheme will remove unnecessary bureaucracy and excessive financial burden placed on private sector landlords.</p> <p>(iv) The move aligns with Welsh Government adoption of a 'light touch' national registration and licensing approach to regulation of the private rented sector using the Rent Smart Wales scheme.</p>	
<b>Relevant Policy (ies):</b>	Housing Enforcement & Renewal		
<b>Within Policy:</b>	Y	<b>Within Budget:</b>	Y
<b>Relevant Local Member(s):</b>	All		
<b>Person(s) To Implement Decision:</b>	Julian Preece, Private Sector Housing Lead		
<b>Date By When Decision To Be Implemented:</b>	31 <sup>st</sup> December 2017		
<b>Contact Officer Name:</b>	<b>Tel:</b>	<b>Fax:</b>	<b>Email:</b>
Simon Inkson Julian Preece	01597 826631 07795 602642		simon.inkson@powys.gov.uk Julian.preece@powys.gov.uk

## HMO Additional Licensing - Risk Assessment of Properties Subject to County Wide Licensing Scheme

### 1 Background

County wide Additional HMO Licensing was adopted by Cabinet on 17<sup>th</sup> June 2014, with an implementation date of 1<sup>st</sup> April 2015 and an end date of 31<sup>st</sup> March 2020. The aim was to address fire safety issues associated self-contained flats converted prior to implementation of the 1991 Building Regulations.

### 2 County Wide HMO Risk Rating

Officers initially performed a desk top exercise utilising council tax data and identified **289 buildings** county wide which could potentially be considered to be S.257 HMOs. Officers visited each of these buildings to undertake an external visual risk rating exercise (using the risk rating assessment form attached at Annex A).

The risk assessment considers height of building, fire detection, fire suppression, management standards, disrepair and number of occupants to determine an overall relative 'risk rating.' The rating can be used to prioritise property inspections.

Following the risk rating assessment, only **116 buildings** were identified as those where Additional HMO Licensing might be applicable. Using the same assessment criteria as that applied in Llandrindod Wells, of those 116 buildings, only **8** could be considered **high risk**, **52** were considered **medium risk** and **56** were identified as **low risk**. Properties were then ranked and placed into a proposed 3 year inspection programme (Annex B). Numbers were split to target 30 higher risk properties in Year 1, 31 Lower Risk properties in Year 2 and remaining 55 lowest risk properties in Year 3.

A sample was selected for detailed property inspection (highlighted in Annex B), from those higher risk properties identified for inspection in Year 1. A total of 8 properties were selected and inspected by Officers. Of those 8, only 4 were identified as being licensable, due to non-compliance with 1991 Building Regulations, where remedial works were necessary. However, all properties have subsequently achieved full compliance following informal action and negotiation with landlords. This negates HMO additional licensing requirements as the properties by definition, are no longer section 257 HMOs.



### 3 Detailed Property Inspection Results - Sample of Year 1 Properties

**Ref** WK/201322801 - Risk Rating 185: Substantial fire precaution work required to comply with standard fire safety schedule of works. Completed by landlord - Result: **Exemption Certificate**.

**Ref** WK/201404424 - Risk Rating 180: Very minor fire precaution works (fire blankets) required. Completed by landlord - Result: **Exemption Certificate**.

**Ref** WK/201322765 - Risk Rating 180: Substantial fire precaution works required to comply with standard fire safety schedule of works. Completed by landlord - Result: **Exemption Certificate**.

**Ref** WK/201322808 - Risk Rating 180: Substantial fire precaution works required to comply with standard fire safety schedule of works. Completed by landlord - Result: **Exemption Certificate**.

**Ref** WK/201404421 - Risk Rating 175: No work required - 1991 Building Regulations compliant - Result: **Exemption Certificate**.

**Ref** WK/201404419 - Risk Rating 170: No work required - 1991 Building Regulations compliant - Result: **Exemption Certificate**.

**Ref** WK/201322749 - Risk Rating 125: Minor disrepair & fire safety certification required. Completed by landlord - Result: **Exemption Certificate**.

**Ref** WK/201322802 - Risk Rating 125: Minor works required. Completed by landlord - Result: **Exemption Certificate**.

### 4 Recommendation

It is Officers professional opinion that the need for a county wide Additional HMO Licensing Scheme no longer exists, based on the following factors.

- Additional HMO Licensing in Llandrindod Wells was introduced to address a concentration of large poorly converted properties and that the scheme has served its purpose.
- Additional HMO Licensing Scheme was introduced to link with the then proposed national property based licensing regime. The national landlord licensing scheme introduced in the Housing (Wales) Act 2014, commercially branded as Rent Smart Wales, is a person based licensing scheme and it seems inappropriate to run two separate licensing schemes in the county. Landlords in Powys will be faced with the prospect of obtaining a licence and undergoing appropriate training in order to comply with requirements of Rent Smart Wales. In addition they may also be expected to obtain a licence under the Powys Additional HMO Licensing Scheme, creating an additional financial burden. This could possibly discourage future development of partnerships with landlords within the private rented sector and affect the council's ability to discharge its duty under homeless legislation.
- Housing enforcement powers contained within the Housing Act 2004, provide the authority with sufficient powers to address poor conditions

in privately rented properties across the county. Deficiencies regarding fire precautions in converted flats, the main impetus for introduction of Additional HMO Licensing, may be addressed using Part 1 of the Housing Act 2004 and The Housing Health and Safety Rating System (HHSRS). Licensing such properties provides additional benefits such as a focus on the fitness of the licence applicant and property management arrangements. However, the fitness of the landlord has recently become a statutory requirement for all landlords within the private rented sector through implementation of Rent Smart Wales and the county does not experience a concentration of management problems in the HMO sector.

**Annex A: Risk Rating Assessment Form**

**POWYS RISK ASSESSMENT  
BASED ON INSPECTION OF EXTERNAL AND COMMON PARTS**

<b>Inspecting Officer</b>	
<b>Inspection Date</b>	

**Premises Address**

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**Owner(s) / Manager(s) Address**

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**Contact Number(s)**

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<b>Criteria</b>	<b>Weighting</b>	<b>Score</b>	<b>Run Total</b>
Premises Type	Bedsit / Shared Amenities	50	
	Shared House	30	
	Hostel / Residential Home	20	
	Lodgings	10	
	Self-Contained Flat	20	
	Guest House	10	
Mixed Use	Commercial Low Risk (above shop)	10	
	Commercial High Risk (above catering)	20	
Number of storeys include basement also attic if used for habitation	Five & Over	60	
	Four	50	
	Three	40	
	Two	30	
	One	0	
Means of escape from fire (AFD & structural)	No AFD	75	
	Partial (AFD or flat entrance fire doors)	30	
	Partial (AFD and flat entrance fire doors)	20	
	Complete AFD (complies with Building Regs)	0	
Compliance with Management Regulations	Dangerous Conditions	15	
	Very Poor	10	
	Poor	5	
	Good	0	
Repair / Fitness external and common areas	Serious Disrepair	20	
	Poor Repair	10	
	Good Repair	0	
Numbers of units	2 – 4	10	
	5 – 6	20	
	7 – 8	30	
	9 – 10	40	
	10 +	50	
		<b>Total Score =</b>	

## Annex B: Risk Rating & Proposed Inspection Programme by Year

Reference	Date	Task Description	Risk Rating	Group	Inspection Year	Outcome
WK/201322801	10/07/2013	IG05 - HMO Condition Visit	185	1 [250-170]	1	Works Required
WK/201404424	18/07/2013	IG05 - HMO Condition Visit	180	1 [250-170]	1	Exempt HMO
WK/201322765	10/07/2013	IG05 - HMO Condition Visit	180	1 [250-170]	1	Works Required
WK/201404433	27/06/2013	IG05 - HMO Condition Visit	180	1 [250-170]	1	
WK/201404426	18/07/2013	IG05 - HMO Condition Visit	180	1 [250-170]	1	
WK/201404429	18/07/2013	IG05 - HMO Condition Visit	180	1 [250-170]	1	
WK/201322808	18/07/2013	IG05 - HMO Condition Visit	170	1 [250-170]	1	Works Required
WK/201404421	09/09/2013	IG05 - HMO Condition Visit	170	1 [250-170]	1	Exempt HMO
WK/201404419	09/09/2013	IG05 - HMO Condition Visit	165	2 [165-125]	1	Exempt HMO
WK/201322849	24/07/2013	IG05 - HMO Condition Visit	165	2 [165-125]	1	
WK/201322846	24/07/2013	IG05 - HMO Condition Visit	160	2 [165-125]	1	
WK/201322785	09/07/2013	IG05 - HMO Condition Visit	155	2 [165-125]	1	
WK/201322804	18/07/2013	IG05 - HMO Condition Visit	155	2 [165-125]	1	
WK/201322810	18/07/2013	IG05 - HMO Condition Visit	155	2 [165-125]	1	
WK/201322853	25/07/2013	IG05 - HMO Condition Visit	150	2 [165-125]	1	
WK/201620624	29/07/2013	IG05 - HMO Condition Visit	150	2 [165-125]	1	
WK/201018302	13/10/2010	IG05 - HMO Condition Visit	140	2 [165-125]	1	
WK/201322757	10/07/2013	IG05 - HMO Condition Visit	140	2 [165-125]	1	
WK/201322798	18/07/2013	IG05 - HMO Condition Visit	140	2 [165-125]	1	
WK/201322855	25/07/2013	IG05 - HMO Condition Visit	130	2 [165-125]	1	
WK/201404926	13/07/2013	IG05 - HMO Condition Visit	130	2 [165-125]	1	
WK/201322835	04/07/2013	IG05 - HMO Condition Visit	130	2 [165-125]	1	
WK/201322749	10/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	Works Required
WK/201322802	18/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	Exempt HMO
WK/201322809	18/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	
WK/201322805	18/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	
WK/201322786	09/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	
WK/201322774	10/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	
WK/201322771	10/07/2013	IG05 - HMO Condition Visit	125	2 [165-125]	1	
WK/201620625	29/07/2013	IG05 - HMO Condition Visit	120	2 [165-125]	1	

Reference	Date	Task Description	Risk Rating	Group	Inspection Year	Outcome
WK/201404422	29/07/2013	IG05 - HMO Condition Visit	120	2 [165-125]	2	
WK/201404428	18/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201322762	10/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201322755	10/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201322776	10/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201322854	25/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201322852	24/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201404423	29/07/2013	IG05 - HMO Condition Visit	120	3 [120-115]	2	
WK/201322825	24/06/2013	IG05 - HMO Condition Visit	115	3 [120-115]	2	
WK/201322820	27/06/2013	IG05 - HMO Condition Visit	115	3 [120-115]	2	
WK/201322780	09/07/2013	IG05 - HMO Condition Visit	115	3 [120-115]	2	
WK/201322841	08/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201322834	04/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201322793	09/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201322769	10/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201322758	10/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201322756	10/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201620627	29/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201620629	29/07/2013	IG05 - HMO Condition Visit	110	4 [110-105]	2	
WK/201322845	24/07/2013	IG05 - HMO Condition Visit	105	4 [110-105]	2	
WK/201322831	20/06/2013	IG05 - HMO Condition Visit	105	4 [110-105]	2	
WK/201404925	13/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201404430	18/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201404417	10/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201404416	10/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201322787	09/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201322812	18/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201322818	03/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201322823	25/06/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201620630	29/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	
WK/201620631	29/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	2	

Reference	Date	Task Description	Risk		Inspection	Outcome
			Rating	Group	Year	
WK/201404933	10/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	3	
WK/201620632	09/09/2013	IG05 - HMO Condition Visit	100	5 [100 below]	3	
WK/201404934	10/07/2013	IG05 - HMO Condition Visit	100	5 [100 below]	3	
WK/201322819	27/06/2013	IG05 - HMO Condition Visit	95	5 [100 below]	3	
WK/201322832	20/06/2013	IG05 - HMO Condition Visit	95	5 [100 below]	3	
WK/201404437	03/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201404932	10/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322779	09/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322789	09/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322794	09/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322796	09/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322816	03/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322815	27/06/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322821	27/06/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322822	27/06/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322829	20/06/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201322840	04/07/2013	IG05 - HMO Condition Visit	90	5 [100 below]	3	
WK/201404432	18/07/2013	IG05 - HMO Condition Visit	85	5 [100 below]	3	
WK/201404434	03/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201404928	10/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201404436	27/06/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322833	20/06/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322748	13/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322753	10/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322781	09/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322788	09/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322826	24/06/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322838	04/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322837	04/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322842	12/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322844	12/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322843	12/07/2013	IG05 - HMO Condition Visit	80	5 [100 below]	3	
WK/201322827	21/06/2013	IG05 - HMO Condition Visit	75	5 [100 below]	3	
WK/201322806	18/07/2013	IG05 - HMO Condition Visit	75	5 [100 below]	3	
WK/201322743	13/07/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322747	13/07/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322792	09/07/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322817	03/07/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322828	21/06/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322850	24/07/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322813	18/07/2013	IG05 - HMO Condition Visit	70	5 [100 below]	3	
WK/201322824	25/06/2013	IG05 - HMO Condition Visit	60	5 [100 below]	3	
WK/201322830	20/06/2013	IG05 - HMO Condition Visit	60	5 [100 below]	3	
WK/201322836	04/07/2013	IG05 - HMO Condition Visit	60	5 [100 below]	3	
WK/201322760	10/07/2013	IG05 - HMO Condition Visit	60	5 [100 below]	3	
WK/201322783	09/07/2013	IG05 - HMO Condition Visit	60	5 [100 below]	3	
WK/201322799	18/07/2013	IG05 - HMO Condition Visit	55	5 [100 below]	3	
WK/201232005	12/03/2013	IG05 - HMO Condition Visit	55	5 [100 below]	3	
WK/201009053	28/04/2010	IG05 - HMO Condition Visit	50	5 [100 below]	3	
WK/201218671	25/09/2012	IG05 - HMO Condition Visit	40	5 [100 below]	3	
WK/200915637	12/11/2008	IG05 - HMO Condition Visit	40	5 [100 below]	3	
WK/200639379	06/03/2007	IG05 - HMO Condition Visit	40	5 [100 below]	3	
WK/200620942	16/10/2006	IG05 - HMO Condition Visit	40	5 [100 below]	3	
WK/200614846	10/07/2006	IG05 - HMO Condition Visit	40	5 [100 below]	3	
WK/200614844	10/07/2006	IG05 - HMO Condition Visit	40	5 [100 below]	3	