

Councillor Mary Jones  
Chair, Scrutiny Programme Committee  
City and County of Swansea

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*Our Ref:* AL/JW  
*Your Ref:*  
*Date:* 22 September 2017

Dear Councillor Jones

### **CABINET MEMBER QUESTION SESSION – 14 AUGUST**

Thank you for your letter dated 13 September 2017 in which you raised a number of questions and queries on behalf of members of the Scrutiny Programme Committee. I have addressed the issues you raised in this letter.

### **Houses in Multiple Occupation**

Following the resolution of the Planning Committee in July this year to not approve the previously produced version of HMO planning guidance, the Planning Authority has re-commissioned consultants Litchfields to work in partnership with the Council to produce a revised document. The production of a revised document will necessitate a new period of engagement and public consultation. The new commission is programmed to deliver key milestones according to the following timetable, which proposes that Members of the Planning Committee will be presented with revised proposals in Nov/Dec 2017:

<b>Workstage</b>	<b>Dates</b>
Evidence base review, Impact Analysis and Strategy Formation	Sept-Nov
Engagement with stakeholders – includes Members, landlords, Universities	Oct-Nov
Presentation to Members to seek agreement to publically consult on revised SPG document	Nov/Dec
6 Week Public Consultation	Jan-Feb 2018
Review consultation responses, prepare consultation report and revised SPG. Report back to members to seek adoption of SPG	March-April 2018

## **Rent Smart Wales**

The Housing Act (Wales) 2014 requires landlords to register and self-managing landlords who let and manage properties and agents to also undertake training and apply for a licence. Rent Smart Wales aims to drive up standards in the private rented sector.

Welsh Government has provided grant to each local authority in proportion to the size of the private rented sector in each area, to assist with implementation and enforcement of the legislation. This funding has been used to provide information to landlords and agents known to the authority and the general public by direct mailings, via landlords' forum meetings, radio advertising, information in Council buildings including the Civic Centre, libraries and housing offices and reviewing and updating of data held by the authority.

It has also been used to appoint one additional Environmental Health Officer on a temporary basis since December 2016. Initially this was a full time post but following a reduction in WG funding the post now operates on a part time basis.

Dealing with enquiries about the application of the legislation, initial stages of enforcement and liaison with colleagues at Rent Smart Wales is also being dealt with using existing staff resources. Specific elements of enforcement work can be reclaimed from Rent Smart Wales from licensing fees, however this process is being newly implemented in 2017 – 2018 and must be reclaimed in arrears so no figures are available as yet. It is not known whether Welsh Government will continue to provide grant funding beyond 2017 – 2018.

Prosecution of a landlord for failing to register a rental property is listed for hearing at Swansea Magistrates within the next month.

## **Homelessness Strategy**

A Scrutiny stage has been included in the timetable for the development of the Homelessness Strategy. The intention is to carry out an internal consultation process during February/March 2018 prior to the draft Strategy being disseminated more widely. This would be an appropriate time to provide Scrutiny with the opportunity to comment on the strategy. The committee can then decide whether it also wishes to undertake pre-decision scrutiny of the final Strategy and action plan. The intention is that the strategy will be reported to Council in October 2018

### **Fire Safety in High Rise Blocks.**

It is anticipated that the work on installing the sprinkler systems will start in Jeffreys Court, Penlan in November with work starting on the blocks in Clyne Court, Sketty in early 2018.

There are plans to install a sprinkler system in an empty high rise flat so it can be viewed by both Tenants and Members before the installation work in tenanted flats commences.

As well as receiving a letter informing them about the works before they commence, all tenants and leaseholders in the high rise blocks will receive a leaflet providing answers to some frequently asked questions, one of the issues covered is that of insurance cover.

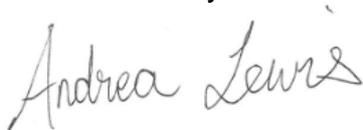
Data collected nationally has indicated that there is a 1 in 15,000,000 chance that a sprinkler system which is regularly serviced will activate due to a fault. In addition, any water released from a sprinkler which then damages property and possessions is classed as 'firefighting water' for insurance purposes, which means that the policy holder can claim for any damaged caused as a result of activation be that in the case of an actual fire or a fault with the system.

### **Public Charging Points for Electrical Vehicles**

Corporate Building and Property Services have a list of public charging points for electric vehicles. However it must be noted that this list is not updated on a regular basis so it may not cover all points available to the public in Swansea. The list is attached at Appendix 1.

If you have any further questions or queries, please do not hesitate to contact me.

Yours sincerely



**COUNCILLOR ANDREA LEWIS**  
**CABINET MEMBER FOR HOUSING, ENERGY & BUILDING SERVICES**

## Appendix 1 - Electric Vehicle Charging Points

[Swansea Marriott Hotel](#) Maritime Quarter, Swansea, West Glamorgan, SA1 3SS

1 x 22kW 32A Tesla Type 2 Tesla Destination

**Usage - Private – Staff, Visitors or Customers**

[The Dragon Hotel](#) 39 The Kingsway, Swansea, SA1 5LS

2 x 22kW 32A Tesla Type 2 Tesla Destination

**Usage - Private - Staff, Visitors or Customers**

[National Waterfront Museum](#) Oystermouth Road, Swansea, West Glamorgan, SA1 3RD

1 x 3kW 13A 3-Square pin

1 x 7kW 32A Commando ZeroNet

**Usage - Public**

[Morfa Shopping Park](#) Brunel Way, Swansea, SA1 7DS

2 x 7kW 32A Type 2 Mennekes POD Point Open Charge

**Usage - Public – Membership Required**

[Gravells Kia Swansea](#) Unit 2, Kingsway, Swansea, West Glamorgan, SA5 4DN

2 x 7kW 32A Type 2 Mennekes Other

**Usage - Unknown**

[Nissan Bassetts](#) Neath Road, Swansea, West Glamorgan, SA6 8JE

2 x 7kW 32A Type 2 Mennekes Nissan Dealerships

**Usage - Private - Staff, Visitors or Customers**

[Toyota Swansea](#) Neath Road, Swansea, West Glamorgan, SA6 8HF

1 x 3kW 13A 3-Square pin

1 x 7kW 32A Type 2 Mennekes POLAR

[Renault Retail Group \(RRG\)](#) Fendrod Way, Swansea Enterprise Park, Swansea, West Glamorgan, SA7 9DG

2 x 3kW 16A Type 2 Mennekes

1 x 22kW 32A Type 2 Mennekes Renault dealerships

[Tesco-Extra - Llansamlet](#) Nantyffin Road, Swansea, West Glamorgan, SA7 9RD

4 x 7kW 32A Type 2 Mennekes POD Point Open Charge

**Usage - Public – Membership Required**

[DVLA](#) Longview Road, Morriston, West Glamorgan, SA6 7LJ

1 x 7kW 32A Type 2 Mennekes Charge Your Car

**Usage - Private - Staff, Visitors or Customers**

[Down to Earth](#) 72a Mansfield Road, Murton, Swansea, West Glamorgan, SA3 3AP

1 x 7kW 32A Type 2 Mennekes ZeroNet

**Usage - Public**

[Moto Services Swansea](#) M4 Junction 47, Swansea, West Glamorgan, SA4 1GT

2 x 43kW 63A Type 2 Mennekes  
3 x 50kW 125A JEVs (CHAdeMO)  
1 x 50kW 125A CCS (Combo) Ecotricity

**Usage - Public – Membership Required**

[Parc Le Breos House](#) Parc-Le-Breos Guest House, Parkmill, Swansea, W Glam, SA3

2HA  
3 x 7kW 32A Tesla Type 2 Tesla Destination

[Fairyhill Hotel](#) Reynoldston, Swansea, West Glamorgan, SA3 1BS

1 x 3kW 13A 3-Square pin  
1 x 7kW 32A Commando ZeroNet

**Usage - Public**

[Asda Ystalyfera](#) Glanyrafon, Swansea, West Glamorgan, SA9 2DE

1 x 3kW 13A 3-Square pin  
1 x 7kW 32A Type 2 Mennekes POLAR

**Usage - Public – Membership Required**

[Hydrogen Centre Baglan](#) Mardon Park, Port Talbot, West Glamorgan, SA12 7AX

1 x N/A H35 or equiv Other

[Best Western Aberavon Beach Hotel](#) Princess Margaret Way, Port Talbot, West Glamorgan, SA12 6QP

1 x 3kW 13A 3-Square pin  
1 x 7kW 32A Commando ZeroNet

**Usage - Public**

[Parc-Y-Scarlets](#) Pemberton Retail Park, Llanelli, Carmarthenshire, SA14 9UZ

2 x 11kW 16A Tesla Type 2 Tesla Destination

**Usage - Public – Membership Required**

[Murray Street Car Park](#) Murray Street, Llanelli, Carmarthenshire, SA15 1DJ

2 x 7kW 32A Type 2 Mennekes Other

**Usage - unknown**

[Roadchef Pont Abraham](#) M4 Junction 49, Llanedi, Swansea, West Glamorgan, SA4 0FU

1 x 43kW 63A Type 2 Mennekes  
1 x 50kW 125A JEVs (CHAdeMO) Ecotricity

**Usage - Public – Membership Required**

<https://www.zap-map.com/live/>