



Gwasanaeth Tân ac Achub
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Statement in support of additional licensing.

"The risk of fire deaths and injuries in the county's HMO/bed-sit properties could be reduced by an additional licensing scheme which would assist in tackling rogue and/or absentee landlords.

It is noted that the current licencing scheme for HMO in Rhyl has been running for ten years. During this period North Wales Fire & Rescue Service have experienced a reduction in fires and complaints in relation to HMO in the Rhyl area. Previously these premises posed a potentially high fire and risk to life due to the combination of poor management and lack of maintenance/fire safety provision. We wish to express our support for the scheme and encourage the scheme to be widened to include the whole of Denbighshire.

Under existing legislation, problem landlords of HMO's are sometimes hard to target, despite the best efforts of the fire service and Denbighshire County Council's enforcement team, who work closely together as part of the forward work programme, where a dedicated team has been set up to tackle the problems within these type of premises and carry out joint enforcement and visits.

High risk premises are targeted and many issues are discovered on the visits – Absentee landlords with little or no management on the premises, inadequately maintained fire safety systems or provisions, combustible materials on the means of escape, insecure premises increasing the risk of arson within the premises.

Despite the extensive combined efforts of the HMO enforcement group, problems are still being discovered within HMO's.

Yours faithfully

Compliance Manager