

# Intelligence Led, Investigative Approach to tackle HMO Housing Criminals

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**Private Sector Housing Manager**

# Making Offenders Pay

- **Transparent, consistent, proportionate and fair – but still tough**
- **Higher licence fees and shorter licence periods**
- **Thorough professional investigations**
- **Shaping policy with responsible businesses**
- **Consequences for housing criminals.**



"Sure, now they tell us!"

# HMO Licensing Process

- Application bespoke to NBC – with suggestions from responsible Licence holders
- **Much more thorough “Fit and Proper person checks”**
- Self Regulation for responsible Licensees – with audits
- **Case allocation and defining Operations**
- Currently 800 – 1000 suspected licensable HMOs



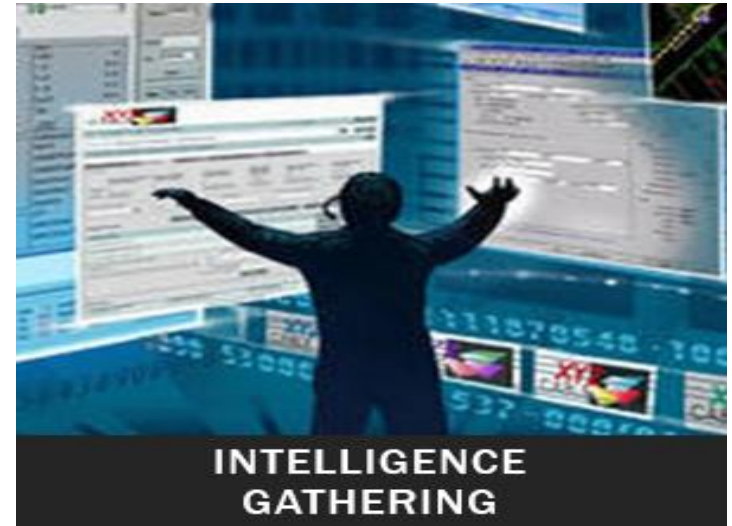
# Intelligence-led Approach



- **Employing permanent Intelligence Officers who determine proactive cases to be allocated**
- **Data Access - wider range of data available, IO role: Intelligence briefings + visits + expertise around IUC preparation and evidence processing.**
- **Focus on investigation of landlords / agents rather than single property approaches**
- **Risk-based approach to triage and prioritisation of properties / offenders**

# Open Source Information

- **Subdivided into Social Media Platforms and Web sites freely available**
- **So much more than a search on Google – 100s of search engines**
- **Searching the internet much more intelligently**
- **No more street searching or door knocking**



# Fishing in the Same Pond



# Developing Investigators

- Encouraging Officers' professional curiosity
- **ABC – Assume nothing, Believe nothing, Challenge everything**
- Advanced Professional Certificate in Investigatory Practice
- **Targeting Housing Criminals**
- Planning, Preparation, Debriefs



# Multi Agency Approach

- **Cases co-ordinated with a range of partners – to include Fire Service, Police, Gang Masters Licensing Authority, Housing and Homelessness, Anti Fraud, Planning, Building Control, Social Services, Trading Standards, Community Safety, UK Border Force, and HMRC.**
- **Case cons for joint operations and investigations with agreed actions – disruption, support and assistance for regulatory partners**
- **Experienced lawyers working in partnership**





# Robust Enforcement

- **Thoroughly investigate offences**
- **We consider 4 options – civil penalty, prosecution, formal caution or no case to answer)**
- **We will ordinarily opt for civil penalties rather than Prosecution**
- **We will assist tenants to secure an RRO**



# Thank you for listening



# Contact Details

## Private Sector Housing Contact Details :-

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