

From: [REDACTED]
Sent: Fri Sep 16 10:28:13 BST 2022
To: [REDACTED]
Subject: Re: Regulation 28 notification - Coroners Office

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Dear Dr Edward Morgan QC,

I would like to take this opportunity to formally respond to your Regulation 28 report dated to prevent future deaths dated 26th July 2022, relating to the tragic circumstances surrounding the death of Kane Thomas Harley Davidson.

As background, I can confirm that the Council implemented a Selective Licensing Scheme for privately rented properties in 2015 and that lasted for 5 years. This scheme only applied to certain selected areas of the Borough and required landlords with rental properties to apply for a licence.

The Council has recently reintroduced a new scheme in July 2022, that again covers certain areas of the Borough and requires all landlords in these areas to apply and pay for a licence. All the procedures implemented as part of these schemes, including the granting of a licence without any prior audit of the landlord's premises were carried out in accordance with the Housing Act 2004 provisions.

The selective licensing scheme doesn't require the Council to carry out an audit of every property that is licensed and the scheme only covers a percentage of privately rented properties in Oldham, therefore there will be many more privately rented properties that the Council is unaware of and therefore won't be able to give advice on blind cord safety or check that they comply. There are also a large number of Local Authorities that do not have a licensing scheme in their location making tackling this issue potentially national issue in the privately rented sector. Can I suggest that as part of your considerations it should be highlighted to the Government's Department of Levelling Up, Housing and Communities (DLUCH) the dangers and inconsistency across the Country without national legislative intervention.

I can confirm that here in Oldham the Council has already made the following improvements in response to your notification and as part of the paperwork issued as part of the Licensing scheme :-

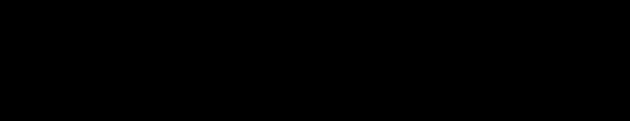
- The wording on the licence has been amended to make it clear that the licence holder is responsible for adhering to the licence conditions as well as ensuring the property meets the standards of the Housing Act. The licence is issued to the most appropriate person and in some cases this maybe the letting agents or another person who has significant control of the property. It is also made clearer in the documentation that the licence does not indicate that the property has been assessed against any standards and that it is up to the licence holder to carry out regular checks to make sure the property meets legal requirements.
- As the Council has discretion regarding the licence conditions that form the basis of the selective licensing scheme, these have been amended to include blind cord safety as a licence condition and this will be checked at every property visited by the Council's Environmental Health team both as part of any audit of a property and also as part of an inspection in response to any other reported issue.
- It is now made clearer on the licence that any breaches of the licence conditions will result in legal action.
- It is also explained on the documentation that the award of the licence is not an endorsement of the property
- Information and a link to the appropriate government website is now on the Council's website. Please see the link for your information - [Selective Licensing of private landlords | Selective Licensing of private landlords | Oldham Council](#)

- All Enforcement officers within the team who inspect residential properties have been briefed as to the importance of blind cord safety and instructed to check any issues with blind cords at all properties that they visit.

Many thanks



, Chief Executive
Oldham Council



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