

Ms B Fullylove

Our Ref: RH/SR

Date: 28th September 2026

Dear Ms Fullylove

I write in reply to your petition received on 17th August 2026 and would take this opportunity to apologise for the slight delay in our response.

It has been necessary to consult with the Council's Housing Standards Team in respect of the matters raised within your petition and they have advised me as follows.

We recognise the impact that this incident has had on residents and understand the concerns expressed within the petition. The safety and wellbeing of both local communities and individuals accommodated within the property are important considerations.

The Council's Resettlement Team does not place individuals into asylum accommodation provided through Home Office contracts. Asylum accommodation is commissioned by the Home Office and managed by its contracted provider, Clearsprings Ready Homes (CRH). The Council is not involved in decisions regarding individual placements within these properties and is not routinely provided with information relating to occupants.

We are aware of ongoing concerns regarding communication and information-sharing arrangements between accommodation providers, the Home Office and Local Authorities. These concerns have been formally raised by the Council, and we continue to seek improvements to partnership working and information sharing.

88 Tyntyla Road, Llwynypia is currently licensed as a House in Multiple Occupation (HMO). The property is licensed by the Council's Housing Standards Team in accordance with the Council's HMO Additional Licensing Scheme 2024 and Part 2 of the Housing Act 2004.

Cont/...

Louise Davies

Cyfarwyddwr y Gwasanaethau Cymuned

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Whilst the Council has a regulatory role in licensing properties deemed to be Houses in Multiple Occupation and can regulate the numbers and households permitted to occupy an HMO, it cannot control or determine which individuals occupy a licensed property.

The HMO licence has conditions attached to it which must be adhered to in order for the property to continue to operate as a licensed HMO. These conditions broadly relate to the following matters:

1. Number of persons/households permitted to occupy the property.
2. Changes to the licensed property, licence holder, or management arrangements.
3. Letting arrangements.
4. The condition of the property and associated facilities.
5. Fire precautions.
6. Gas, electrical installations and furniture.
7. Community and environmental matters.
8. Waste storage and disposal arrangements.
9. Provision of satisfactory management arrangements.

Whilst HMO licensing conditions require the licence holder to take reasonable steps to minimise anti-social behaviour by residents, including noise nuisance and public order issues, the deliberate act of an individual setting fire to a property could not reasonably have been foreseen or prevented by the licence holder. Consequently, such an action by an occupier would not constitute a breach of the HMO licensing conditions.

We note that the fire-related incident has been investigated by South Wales Police, resulting in an individual being arrested, charged and remanded in custody pending court proceedings.

Following the suspected arson attack by a resident occupying 88 Tyntyla Road, the property has been vacated by all residents. The property currently remains empty pending repairs and refurbishment works.

Please be assured that the Council will not permit the reoccupation of the property until it has undertaken a detailed inspection and is satisfied that the dwelling complies with the fire safety, amenity and management standards required under the Council's HMO Additional Licensing Scheme 2024. Only when the Council is satisfied that these standards have been met will consent be given for the property to be reoccupied as a licensed HMO.

Whilst the Council cannot regulate which individuals occupy a HMO or control the behaviour of tenants, the licensing scheme is designed to ensure that HMO properties are safe, properly managed, free from significant disrepair, and equipped with the facilities and amenities necessary to make them reasonably suitable for multiple occupancy.

Where concerns are raised regarding property standards, licensing compliance, anti-social behaviour or safeguarding issues, the relevant Council services and partner agencies will continue to investigate matters within their statutory responsibilities and take appropriate action where necessary.

We acknowledge the concerns expressed by residents and will continue to work with relevant partners to ensure that any issues affecting local communities are appropriately addressed.

I trust that the above clarifies the Council's role and responsibilities in relation to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rhian Hope', with a stylized flourish at the end.

Rhian Hope
Service Director, Public Protection