



ARTICLE NO: 1D

**CORPORATE & ENVIRONMENTAL
OVERVIEW & SCRUTINY
COMMITTEE**

**MEMBERS UPDATE 2016/ 17
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Article of: Director of Leisure and Wellbeing

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**SUBJECT: HOUSES IN MULTIPLE OCCUPATION AND RESIDENTIAL PROPERTY
LICENSING REFORMS CONSULTATION**

Wards affected: Borough wide

1.0 PURPOSE OF ARTICLE

- 1.1 To provide members with an update on the Houses in Multiple Occupation and Residential Property Licensing Reforms consultation.
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2.0 BACKGROUND

- 2.1 On the 18 October 2016, Government issued the Houses in Multiple Occupation and Residential Property Licensing Reforms consultation paper. The closing date for submissions was 13 December 2016.
- 2.2 The paper sets out how the Government intends to implement its decision to extend the scope of mandatory licensing of houses in multiple occupation (HMOs) and introduce a mandatory national minimum size for rooms used as sleeping accommodation in licensable HMOs.
- 2.3 A copy of the consultation paper can be viewed on line at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/560774/161018_HMO_CONSULTATION.pdf
- 2.4 Officers in consultation with the Portfolio Holder for Health and Community Safety; submitted a response on the 12 December 2016. A summary of the questions and answers is provided at Appendix 1.

3.0 CURRENT POSITION

- 3.1 In order for a HMO to be subject to mandatory licensing it must be occupied by five or more persons who comprise two or more separate households and the accommodation must be arranged over three storeys.

- 3.2 It is proposed to retain the requirement for the property to be occupied by five or more persons comprising two or more separate households but remove the requirement for the accommodation to be arranged over three storeys.
- 3.3 It is also proposed that flats occupied by five or more persons comprising two or more separate households will be subject to mandatory licensing if the flat is in a converted building or in certain circumstances, is in a building where part of the building is used for commercial or other non-residential purposes.
- 3.4 A further proposal is to require that only rooms that meet certain minimum room sizes can be occupied for sleeping in a licensed HMO. A room will only be considered suitable for one person if it is at least 6.52sq.m or 10.23sq.m for two people.
- 3.5 There are currently 37 licensed HMOs in West Lancashire. If the proposals are adopted the number of properties requiring a licence is estimated to be 300.

4.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 4.1 The report is for information only to update members on the consultation response submitted by the Council.

5.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 5.1 Whilst there are no significant financial or resource implications arising from this article, should the proposed changes come into effect, the increase in the number of properties requiring a licence will mean additional resources will be needed. It is anticipated that the cost of an additional resource will be covered by the extra income from the licence fees.

6.0 RISK ASSESSMENT

- 6.1 This Article is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Article.

Equality Impact Assessment

This article is for information only and does not have any direct impact on members of the public, employees, elected members and/ or stakeholders. Therefore no Equality Impact Assessment is required.

Appendices

Appendix 1 Consultation response