

## Report of the Chief Executive

**PRIVATE SECTOR HOUSING OFFICER**1. Purpose of report

To advise members of changes to the mandatory licensing of Houses in Multiple Occupation (HMOs) and to seek approval to appoint an officer to undertake the extra duties.

2. Detail

In 2006, the government introduced mandatory licensing of HMOs for houses of three or more storeys occupied by five or more unrelated people in two or more households (this does not apply to self-contained flats). Licences need to be renewed after five years.

The government is extending mandatory licensing of HMOs to cover all properties with five or more occupiers living in two or more households and sharing amenities, regardless of the number of storeys. The necessary regulations will come into force in October 2018. There will also be changes to the mandatory licensing requirements to include conditions on refuse disposal and minimum room sizes.

Currently there are 82 HMOs which are licensed within the borough. This number has increased steadily in recent years. Problems emerging from the growth of the sector are obvious as typically this type of accommodation can become the domain of last resort, home to transient individuals, and people with no other choice, the vulnerable, the economically deprived and socially isolated. It is also considered that these types of properties pose the greatest risk to its occupants due to the nature of shared amenities and the diverse occupants. However, it should also be noted that there has also been a rise in Broxtowe in the number of HMOs for professional workers not wishing to rent a whole dwelling.

Based on our research, there are 136 known extra HMOs which will require licensing under the new regulations in Broxtowe. However, central government guidance indicates an estimated increase of 300% in licensable HMOs. This would give rise to an estimated extra 246 in Broxtowe. On current licence costs (£475 per licence), this will amount to extra income of between £64,600 and £116,858. Additional resources will be required to administer the extra work. It is considered that this could be addressed by the appointment of a part-time (0.6 Full Time Equivalent (FTE)) permanent Private Sector Housing Officer. The details are shown in the appendix.

**Recommendation**

**Committee is asked to REOLVE that the appointment of a part-time (0.6 FTE) permanent Private Sector Housing Officer be approved.**

Background papers

Nil