

HOUSES IN MULTIPLE OCCUPATION (HMO)

1. Purpose of report

To update the committee on progress on work in relation to Houses in Multiple Occupation (HMOs), in the Borough.

2. Background

It was resolved at Jobs and Economy committee in July that further work would be done to gather additional evidence including a commission on housing need and housing market characteristics work across Greater Nottingham and consultants recommendations on potential policy interventions. This work is nearing completion and our colleague Councils agreed to do the Broxtowe element of the work first, but at the time of drafting this report this has not been completed and it needs to be in order for the committee to come to an informed view. An additional meeting has therefore been arranged for Thursday 27th February to determine the appropriate steps to take. In the appendix that follows there is a summary of the work undertaken and provided to the consultants.

3. Financial Implications

All but an 'immediate' Article 4 can be met from within existing budgets.

Recommendation

The Committee is asked to NOTE the progress made.

Background papers

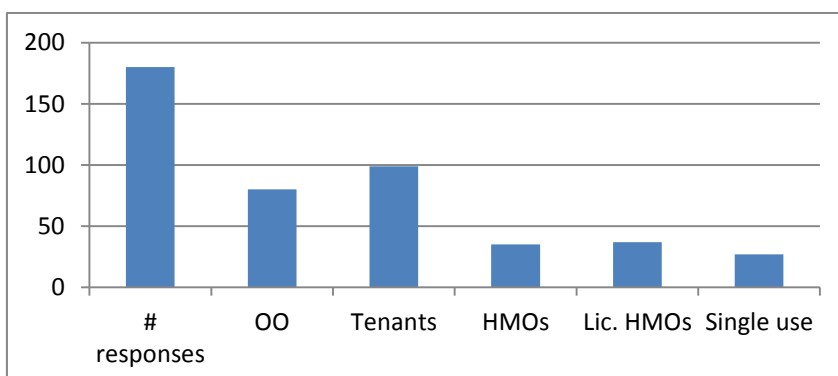
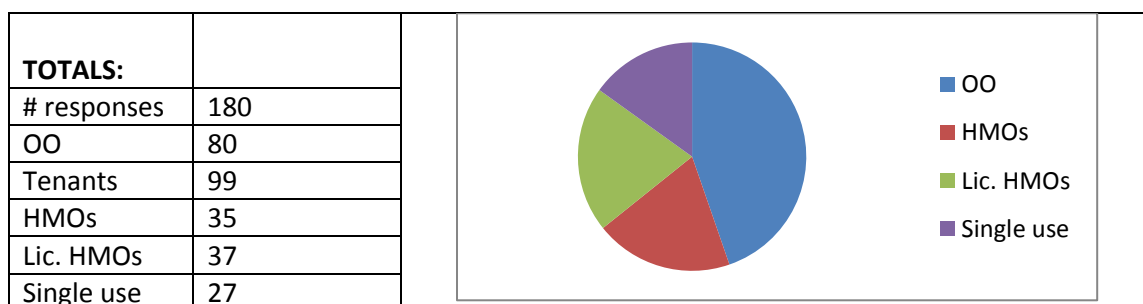
Nil

APPENDIX 1

Broxtowe has a good history of effective joint working with our partners in Greater Nottingham and the work on HMOs and all other relevant issues around the housing market in Broxtowe is undertaken in this context. This allows a comparison to be made regarding trends from the time of the previous Core Strategy preparation (2013) to the situation now and it also allows the comprehensive consideration of both positive and negative issues arising allowing for interventions to address the latter without compromising the former.

Since the matter was last reported to Jobs and Economy committee in July the Council has appointed an officer who has undertaken a survey of properties in Central Beeston and the result of this are given below.

	Lower	Fletcher	Pelham	Salisbury	King	Mona	Thyra	Waldemar
# responses	26	20	24	42	23	25	11	9
OO	3	8	13	17	12	17	3	7
Tenants	23	11	11	25	11	8	8	2
Single Use	1	4	7	15	1	2	3	2
HMOs	12	2	1	3	10	6	3	0
Lic. HMOs	10	5	3	7	0	0	2	0



In addition, officers in private sector housing have provided details of all licensed HMOs in the Borough and colleagues in Council Tax have provided information regarding all Council Tax exemptions. This information shows that the focus of

licensed HMOs, Council Tax exemptions and a general higher proportion of rented properties are focussed in the Beeston sub-market area. Dialogue is ongoing with the universities and with landlord groups and this will be included in any final report. In addition, officers are attending a meeting of the Beeston Civic Society on 14 February 2020 where the issues will be discussed and an update of this meeting will be included in the final report to the meeting on 27 February 2020.

It is too soon to conclude on the appropriate action to take in the absence of evidence based recommendations, but this work is close to completion and will be available at least two weeks prior to consideration of this on 27 February 2020. Arrangements are also underway to have the consultants attend the meeting to answer any questions the Committee may have.