



COMMUNITY COMMISSION 16 SEPTEMBER 2008

Report of the Corporate Director of Corporate and Adult Services

Licensing of Houses in Multiple Occupation

RECOMMENDATION

1. To note the report.

SUPPORTING INFORMATION

- 2.1 The previous meeting had received an overview on private sector housing, minute 21/08 refers, and it was requested that officers contact other local authorities to borrow areas of good practice in order to increase the rate of registration of landlords of houses in multiple occupation.
- 2.2 The Housing Standards Manager has provided the following information for the Commission:

The service is fully aware of good practice in terms of identifying licensable HMOs and has access to Government and Non Government Organisations advice. We regularly, in one shape or another, share good practice with other authorities. It is fair to say that in Derby the majority of 'responsible landlords' have probably applied for their licences. We are now trying to elicit applications from difficult landlords or those who are totally non co-operative. A couple of prosecutions for failure to apply for a licence are in the pipeline, which takes up several weeks of an officer's time.

We have found that the condition of the HMOs where licences have been applied for - let alone those where there has been no application - have not always been in a satisfactory condition. This leads to a significant amount of extra work for the HMO Licensing Officer. Unfortunately the reason for the 'slow' progress in HMO licensing and lack of sufficient proactive work, whether it be in this respect or other areas of housing standards enforcement, is the acute shortage of staff in the enforcement team relative to the condition of the stock in the private rented sector.

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Background papers:	Rob Rylott 01332 256141 e-mail rob.rylott@derby.gov.uk
List of appendices:	None
	Appendix 1 – Implications

Appendix 1

IMPLICATIONS

Financial

1. None arising directly from this report.

Legal

2. None arising directly from this report.

Personnel

3. None arising directly from this report.

Equalities impact

4. HMOs tend to be lived in by less affluent residents who:
 - through social exclusion may be less aware of their rights under landlord and tenant law and
 - through financial exclusion would be less able to exercise their rights
 and, consequently are disadvantaged in challenging landlords regarding outstanding repairs and the provision of safety precautions. The legislation seeks to regulate the sector and improve standards

Corporate Priorities

5. This report relates to 'Making Us Proud Of Our Neighbourhoods' by improving the standard and range of affordable housing.