

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Portfolio Holder for Housing and Health and/or Executive Director - Place

To: Policy Development Panel Wednesday, 19 September 2018

(Author: Phil Stacey Housing Options Manager

Subject Houses in Multiple Occupation policy

Purpose: To update members on changes to legislation and to provide a policy framework to enable licencing Housing in Multiple Occupation

Recommendation(s):

- 1) That the Policy Development Panel note the changes to legislation affecting HIMO licencing and endorse the policy

1.0 BACKGROUND

- 1.1 The Housing Act 2004 introduced a new mandatory licensing system for certain types of Houses in Multiple Occupation. Following the consultation by central government in late 2015 the Statutory Instrument 2018 No 221 was issued. From 1st October 2018 the scope of licenses has been increased to include all Houses in Multiple Occupation occupied by 5 or more people in 2 or more households. This report and Appendix sets out how South Holland District Council meets the requirements of the new legislation.
- 1.2 The Policy and Procedure for licensing HMO's has not been updated since 2004 but was reviewed in 2009. The Policy replaces the previous policy taking into account the regulatory requirements.

2.0 OPTIONS

- 2.1 That the Policy Development Panel note the changes to legislation affecting HIMO licencing and endorse the policy
- 2.2 Option 2:- Do nothing

3.0 REASONS FOR RECOMMENDATION(S)

- 3.1 SHDC needs to have a HIMO licencing policy that is compliant with current legislation.

4.0 EXPECTED BENEFITS

- 4.1 SHDC recognises the importance of HIMO's in providing valuable good quality accommodation and meeting housing need. SHDC is aware that the majority of landlords

managing HIMO's maintain those properties to a good standard, however there are some who neglect their responsibilities and put their tenants at risk due to the poor condition and management of their properties. Substandard housing can have a profound impact on mental and physical health of its occupants, and poorly maintained and managed HIMO's also negatively impacts on its surrounding neighbourhood. The adoption of this policy will enable SHDC to educate and tackle these issues and improve the standards of HIMO's in SHDC

5.0 IMPLICATIONS

5.1 Carbon Footprint / Environmental Issues

5.1.1 It is the opinion of the report author that there are no implications.

5.2 Constitution & Legal

5.2.1 If enforcement action is considered necessary there would be legal implications in taking these matters forward.

5.3 Contracts

5.3.1 It is the opinion of the report author that there are no implications.

5.4 Corporate Priorities

5.4.1 There is a strong link between enforcement and our corporate priorities, notably 'to have pride in South Holland by supporting the district and residents to develop And thrive.

5.5 Crime and Disorder

5.5.1 Tackling HIMO licencing should make a contribution to wider efforts to address anti-social behaviour.

5.6 Equality and Diversity / Human Rights

5.6.1 It is the opinion of the report author that there are no implications.

5.7 Financial

5.7.1 Adopting HIMO licencing will generate income for SHDC in the form of licence fees.

5.8 Health & Wellbeing

5.8.1 There is a positive link between increasing the supply of housing, along with investing into the condition of private housing in the district and the broader Health and Wellbeing agenda.

5.9 Risk Management

5.9.1 There are risks to the authority associated with certain courses of action designed enforce licencing; an example of this might be an increase in homelessness.

5.10 Safeguarding

5.10.1 It is the opinion of the report author that there are no implications.

5.11 Staffing

5.11.1 Five Private Sector Housing Officers are available. HIMO Licencing is a generic function across all these officers

5.12 Stakeholders / Consultation / Timescales

5.12.1 There are no known implications for stakeholders.

6.0 WARDS/COMMUNITIES AFFECTED

6.1 All Wards

7.0 ACRONYMS

7.1 HIMO – Houses in Multiple Occupation

Background papers:- None

Lead Contact Officer

Name and Post: Phil Stacey Housing Options Manager

Telephone Number

Email: philstacey@sholland.gov.uk

Key Decision: No

Exempt Decision: No

This report refers to a Mandatory Service

Appendices attached to this report: None

Appendix A South Holland District Council HIMO Licencing Policy