

ROTHERHAM & DISTRICT RESIDENTIAL LANDLORDS' ASSOCIATION

Monday 26th March 2018

6. Presentation - Chris Stone – Community Protection Manager, Rotherham Metropolitan Borough Council – will provide an overview of Rotherham Council's approach towards using civil penalties as an alternative to prosecution for certain housing offences. Chris will also present the Council's revised Houses in Multiple Occupation (HMO) amenity standards, which updates the existing standards, ensuring that they are relevant to existing houses in multiple occupation, providing consistency for residents and landlords alike. Additionally, the standards will complement the anticipated changes to legislation in April 2018 which is likely to conclude with the mandatory licensing of all Houses in Multiple Occupation, subject to occupancy criteria.

Paul Benson – Introduction:

Housing & Planning Act 2016 introduced important changes related to tools and powers associated with the Housing Act 2004. These being;

- Civil penalties on landlords
- Rent Repayment Orders

Chris Stone - Presentation on Civil Monetary Penalties

A copy of the report (item 114. Monetary Penalties relating to the Housing and Planning Act 2016) that was taken to the Cabinet and Commissioners' Decision Making meeting can be found [here](#), which is the basis for Chris' presentation.

Paul Benson – Introduction:

In the decade since mandatory licensing was brought into force, the House in Multiple Occupation (HMO) market has expanded significantly.

The Ministry for Housing, Communities and Local Government are extending licensing provisions for HMO's. Generally, proposing a licensing extension in order to discourage;

- Rogue operators
- Reduce overcrowding
- Instances of sub-standard accommodation

Therefore, these changes should create a level playing field for landlords.

Measures, which form part of the wider Government movement to crack down on rogue landlords, may result in fines and prosecution being more frequent and strict.

Measures include;

- Increasing minimum bedroom size
- Criminal record checks
- Mandatory conditions for the disposal and storage associated with HMO's

Chris Stone - Presentation on HMO Amenity Standards

Implications of changes will probably mean that existing licences should be updated and 'new' licences applied for.

The Government are expected to introduce the revised HMO standards in April 2018 with a six-month grace period allowing landlords to comply with changes before any action is taken against them.