

# HMO Licensing Changes 2018 & Selective Licensing proposals for Thurcroft and Parkgate

Matt Finn, Chris Stone - Rotherham Council

[www.rotherham.gov.uk/landlordlicensing](http://www.rotherham.gov.uk/landlordlicensing)

# Extension of Mandatory Licensing

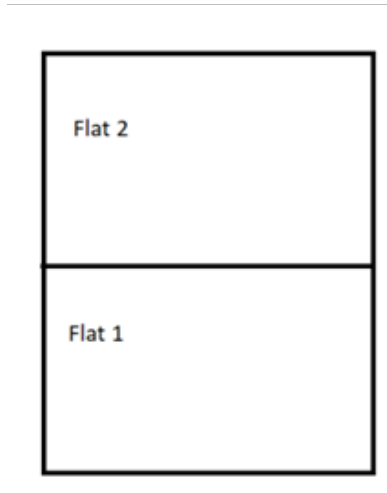
- 1<sup>st</sup> October 2018
- No grace period for licensing (contrary to initial Gov't paper)
- Removes the current 3 storey requirement
- All HMOs that meet certain tests will fall within mandatory licensing regardless of the number of storeys
- Still needs to be occupied by 5 or more persons living in 2 or more households
- New Mandatory licence conditions.
- Transition for Selective Licensed houses.

# Flats

- Mandatory licensing will cover all flats in multiple occupation with:
  - 5 or more occupiers
  - Living as 2 or more single households
  - But not a purpose-built flat situated in a block comprising 3 or more self-contained flats
- Will apply to purpose-built flats in blocks where there are up to 2 flats in the block - whether or not there are also commercial premises in the block e.g. a shop
  - Flats in converted blocks covered
  - Flats in small purpose-built blocks covered
  - Flats in large purpose-built blocks not covered

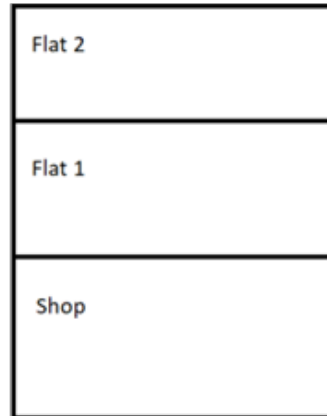
# Purpose built flats

**IN SCOPE**



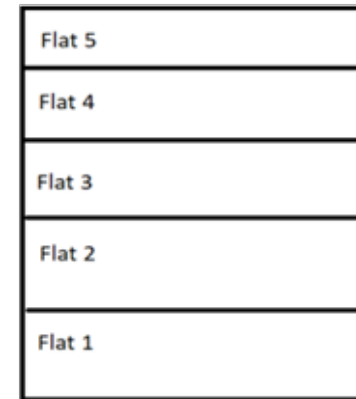
Up to 2 flats in block

**IN SCOPE**



Up to 2 flats in block above commercial premises

**NOT IN SCOPE**



Larger purpose built flat blocks with 3 or more flats \*

\*Mgt Regulations still apply

# National minimum room sizes

- Apply to new / renewed licences after 1st October
- Maximum 18 month grace period from 1<sup>st</sup> October for compliance
- Any room of less than 4.64 sqm **cannot** be used as sleeping accommodation
- Any part of the room where height of ceiling is less than 1.5m is not to be taken into account in determining floor area
- Temporary visitors excluded

- Explicitly states maximum number of persons who may occupy each room as sleeping accommodation
- Requirement:
  - Comply with minimum room size standards
  - Not exceed the maximum number of occupants permitted to use each room
  - Notify Council of any room in HMO with a floor area of less than 4.64sqm

Occupation	Room Size
One person aged over 10 years	Not less than 6.51 sqm
Two persons aged over 10 years	Not less than 10.22 sqm
One person aged under 10 years	Not less than 4.64 sqm

# Minimum room sizes

- Licence must also contain conditions requiring licence holder to rectify any breach within a specified period if:
  - Room size conditions have been breached
  - Licence holder has not knowingly permitted the breach; and
  - Local authority has notified licence holder of the breach.
- Specified period is at discretion of local authority but can't be more than 18 months from date of notification
- Licence holder must not have caused or permitted the breach.

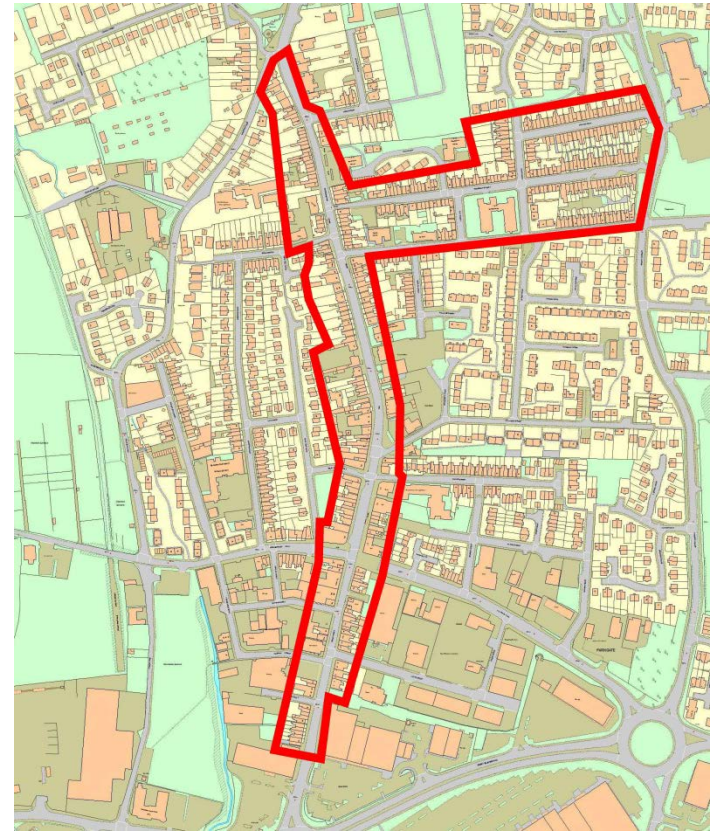
# Waste Storage and Disposal - New mandatory condition

- Waste disposal - New /renewed licences only
- HMO licence must include conditions requiring the licence holder to comply with any scheme for storage and disposal of household waste
- Tenants still responsible for disposing of their waste
- Focus is on landlords providing adequate bins and storage facilities



# Applications

- Currently £824 split into application and maintenance fees. Lower renewal fee – if applied for before expiry
- Application forms and info online at:  
[https://www.rotherham.gov.uk/info/200077/private\\_housing/489/housing\\_licensing/2](https://www.rotherham.gov.uk/info/200077/private_housing/489/housing_licensing/2)
- Process –
  1. Application (with fee) and licence holder assessed
  2. Draft licence issued
  3. Pay final fee
  4. Licence granted/refused
  5. Initial risk rating visit and plan full inspection
  6. Full Inspection
- Annual review of fees and charges



# SELECTIVE LICENSING CONSULTATION FOR PARKGATE AND THURCROFT

15<sup>TH</sup> OCTOBER – 23<sup>RD</sup> DECEMBER

# Issues

- High levels of deprivation across both areas
  - Low Incomes
  - Poor health outcomes
  - Environmental conditions
  - Crime
- Concentration of crime / ASB in the proposed areas
- High levels of private rented housing in the proposed areas;

# Consultation

- Questionnaire, reports and full information online at [www.rotherham.gov.uk/landlordlicensing](http://www.rotherham.gov.uk/landlordlicensing)
- Residents and businesses contacted in and around the proposed areas
- As many landlords as possible contacted directly (current licence holders and known owners of houses in the proposed areas)
- Deeper consultation questionnaire this time around to capture more views
- Drop in events at Parkgate and Town Hall already – one tomorrow night at Thurcroft.