

Proposed additional HMO licensing scheme

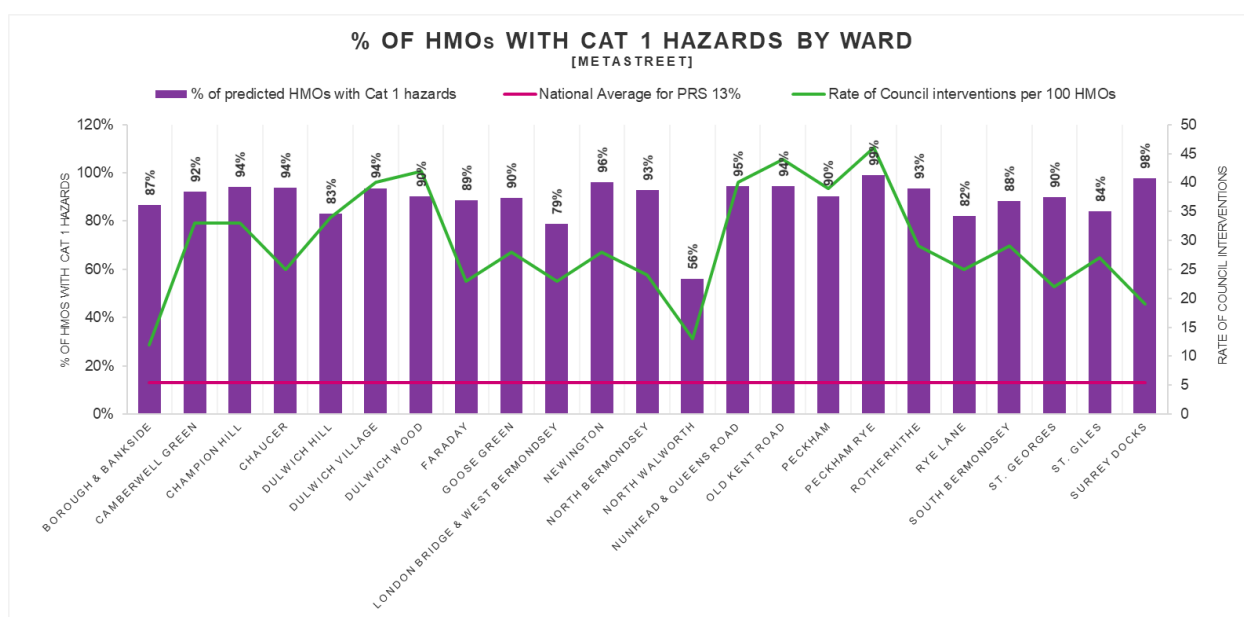
The council is proposing a further five-year additional HMO licensing scheme. It will apply to all HMOs in the borough that aren't currently covered by the government's mandatory HMO scheme. This includes smaller rental properties with three or four unrelated people, forming two or more households who share amenities such as a kitchen or bathroom. It also includes certain converted blocks of flats known as section 257 HMOs.

The reason for this proposed scheme is that the council believes that a significant proportion of these properties are not being managed effectively and they are likely to give rise to problems for those living them. The council has evidence that a significant number (86.3%) of these properties have hazards that could endanger the health, safety and welfare of their inhabitants. HMOs are at a higher risk of the most serious hazards (category 1) and in Southwark these are usually fire, disrepair and overcrowding issues.

The existence of a hazard indicates that landlords are not regularly inspecting their properties, responding to the complaints of tenants or keeping up to date with the regulations regarding renting out their properties; all indicators of ineffective management.

From the experience of officers, tenants often complain to the council about problems where they are living as they don't know who is responsible for dealing with the issue. This is particularly an issue in HMOs.

During the last scheme there were 2,922 council interventions at properties with an additional licence. These were as a result of a range of issues; from tenants complaining about poor conditions to neighbours complaining about ASB issues. This does not only represent a significant proportion, but the majority of properties that fall under this scheme.



Map of the proposed additional licensing scheme

