

**Proposed
Additional
Licensing (HMO)
Scheme
– Consultation 2018**

Briefing

**Consultation on proposal
for an additional
licensing scheme for
houses in multiple
occupation**

Bristol City Council is consulting on a proposal to introduce additional licensing in some areas of Bristol.

www.bristol.gov.uk/licensingcheme
Alternative formats available
Call 0117 822 046
Email general.enquiries@bristol.gov.uk
Consultation Closes 22 May 2018

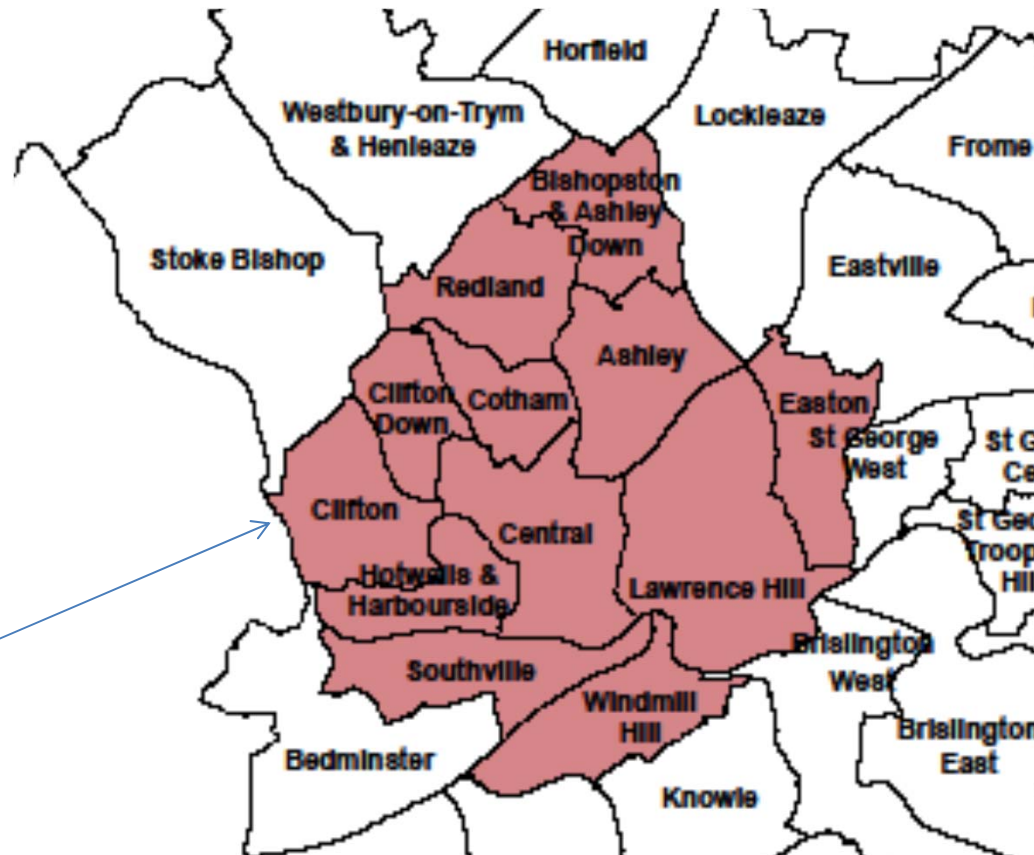


Bristol Profile – BRE Report

- There are 200,945 dwellings in Bristol
- Private Sector housing accounts for 81.5% of the stock
- Private Rented Sector (PRS) accounts for 28.9% of the stock and is still growing
- This is 9% above the national average
- 22% of private rented accommodation are HMOs (12,559)
- 62% HMOs are in the central wards of Bristol
- 20% are mandatory licensable HMOs
- 80% (6225 properties) potentially meet Additional Licensing criteria
- HMOs in the private rented sector in Bristol are generally in poorer condition than non-HMOs - 22% of HMOs have at least one category 1 hazard present



Proposed Additional Licensing area



62% of HMOs in Bristol are in these 12 wards

BRE data analysis on HMOs in PRS

Indicator		HMOs		Non HMOs	
		No	%	No	%
Number of Dwellings		12,559	22%	45,480	78%
HHSRS Cat. 1 Hazards	All Hazards	2,738	22%	5,827	13%
	Excess Cold	500	4%	1,200	3%
	Fall Hazards	1,941	15%	2,111	5%
Disrepair		1,176	9%	2,793	6%
Fuel Poverty (10%)		2,269	18%	5,704	13%
Fuel Poverty (Low Income / High Cost)		2,066	16%	4,683	10%
Low Income Households		1,839	15%	6,743	15%

- A significantly larger proportion of HMO's have serious hazards than family homes for: All serious hazards, excess cold and falls;
- You are more likely to find disrepair in an HMO rather than in a family house;
- Residents in fuel poverty are higher in HMO's than in family houses.

Private Housing – Management Issues

Private Housing complaints received in the five-year period to 20 December 2017	Citywide Total	HMOs citywide	PRS in area	HMOs in Proposed area
Private rented housing complaints received	8244	2768 (34%)	4046 (49%)	1470 (18%)
Actions against poor management in the private rented sector	1678	1481 (88%)	1244 (74%)	1206 (72%)
Actions to resolve poor housing conditions in the private rented sector	2787	602 (22%)	1647 (59%)	427 (15%)

- **More than 50% of all HMO complaints are in the proposed licensing area.**
- **80% of action taken against poor HMO management are in the proposed licensing area.**
- **71% of action taken for poor conditions area in HMO's in the proposed licensing area.**

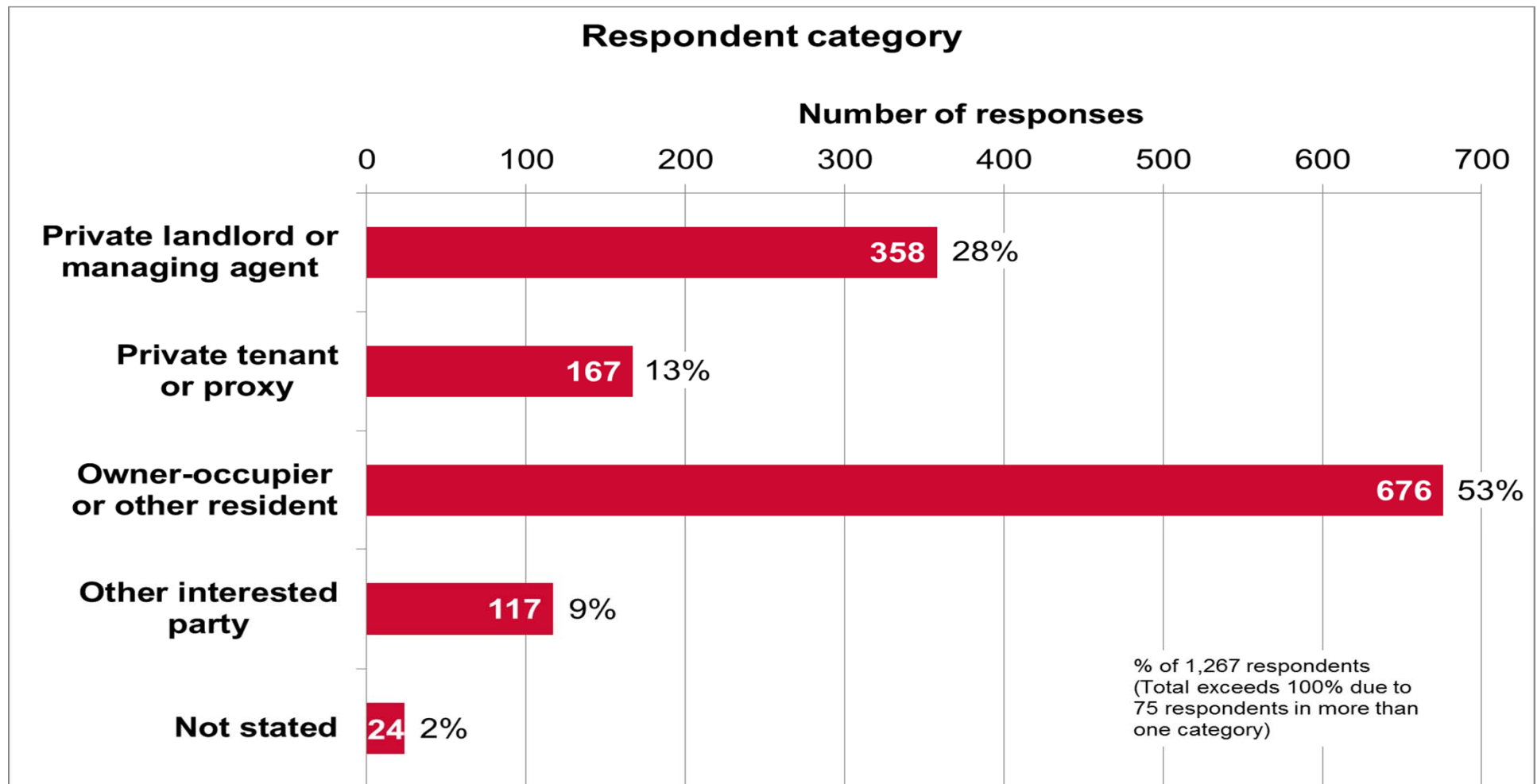
Consultation

- 12 week consultation started on the 19th February and runs until the 13th May 2018
- Have so far:
 - Press release went out on the 19th of February
 - Consultation documents on the BCC hub with web-link
 - 76,000 letters to residents including private tenants and owner-occupiers
 - 20,000 letters to landlords and agents
 - 3,400 emails to landlord
 - briefed nine local Councillors (4 sessions)
 - emailed all Bristol MP's and offered briefings
 - emailed landlord landlords and tenant organisation.
 - 102 paper survey forms sent where requested
 - Consultation paperwork circulated to both Universities
 - Distributed survey forms and proposal document to 8 central district libraries
 - Pear group distributing consultation information to various public buildings eg GP surgeries, community halls, Leisure centres etc
- Survey results to 16th of March (25 days into consultation)

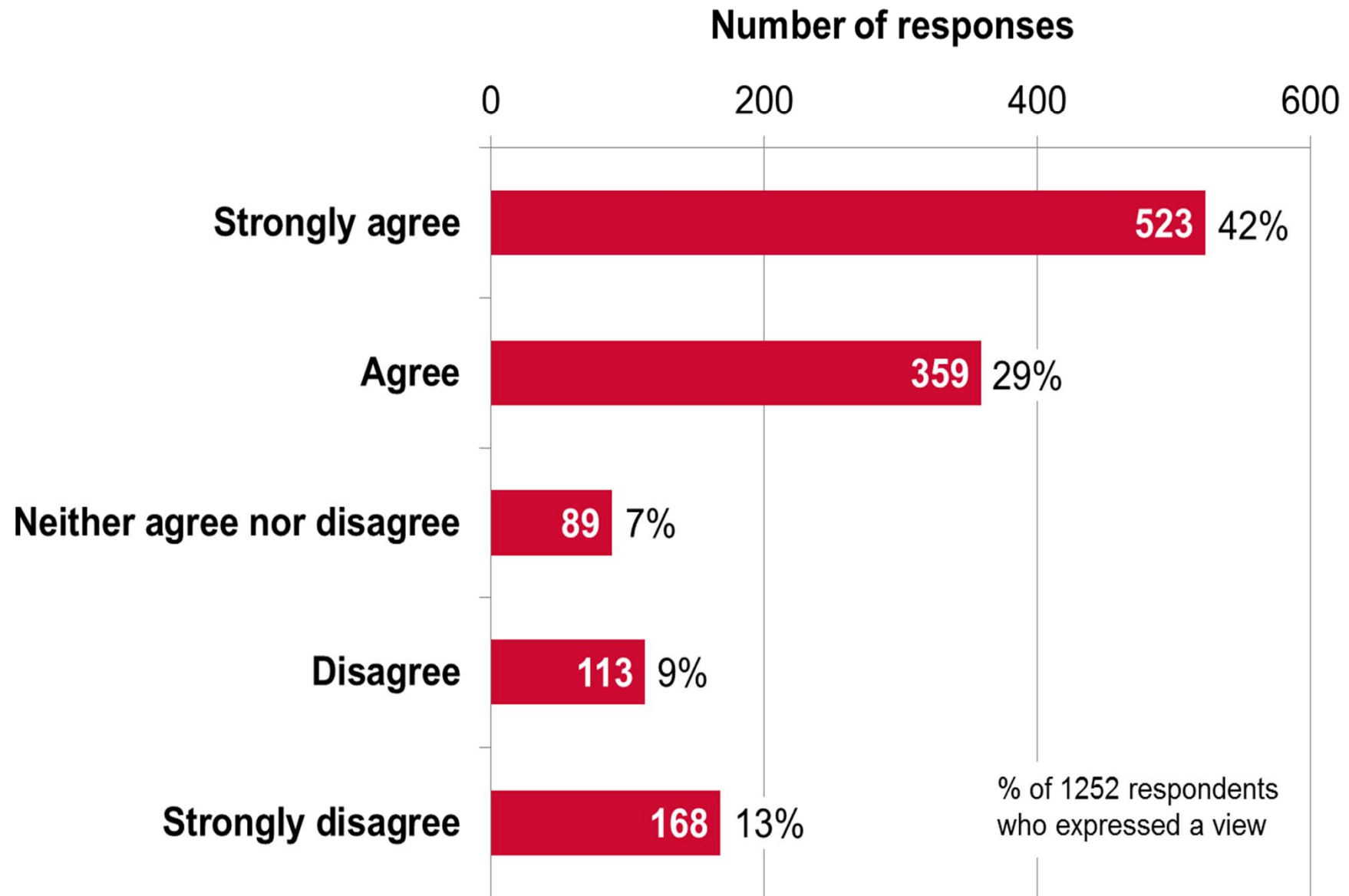


Preliminary results to (16-03-18)

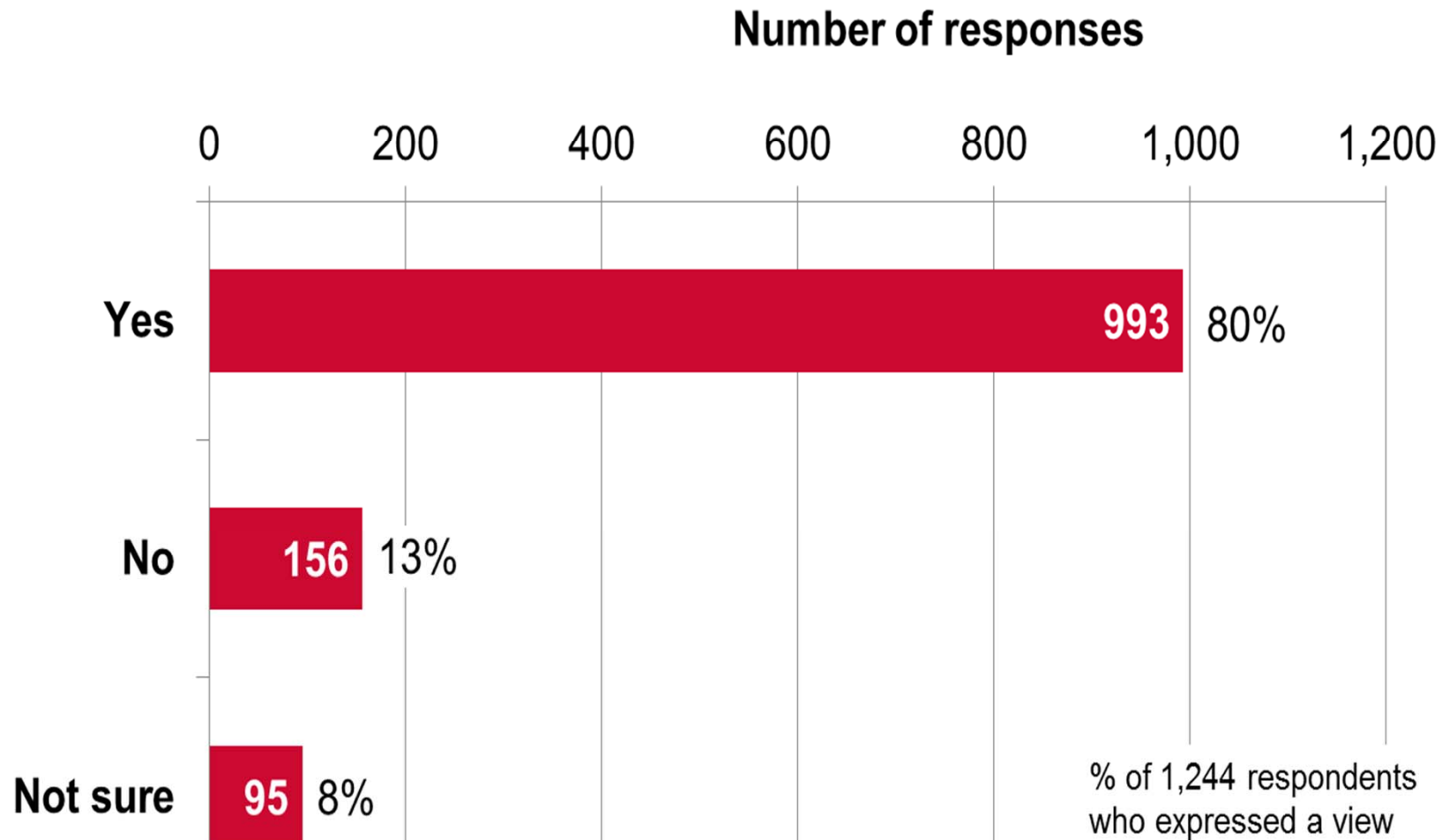
- So far 1,267 responses



Views on whether additional licensing would help to resolve poor management and poor conditions of HMOs



Views on whether it is fair to charge more to landlords or agents who don't apply for a licence when they should



Summary

- Licensing consultation runs until 13th of May
- Initial support for scheme is encouraging....however
- Need to increase tenants response to consultation
- Further letter to tenants w/b 26th of March
- New social media 'boost' targeting tenants
- Contact universities to increase student participation
- Acorn meeting 20th of March
- Further information circulated to advice agencies
- Consultation page www.bristol.gov.uk/licensingscheme
- **Encourage residents to complete the on-line consultation!**



Questions?

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