

LICENSING OF TWO STOREY HOUSES IN MULTIPLE OCCUPATION

Cabinet Member	Councillor Philip Corthorne
Cabinet Portfolio	Social Services, Health & Housing
Officer Contact	David Youngs, Residents Services
Papers with report	<ul style="list-style-type: none">• Appendix 1 - Map of Proposed Designation.• Appendix 2 - Old Additional HMO Licensing Secretary of State Approval.• Appendix 3 - Article 4 HMO Restrictions in Brunel & Uxbridge South Wards.• Appendix 4 - Web Page consultation screen shots.

1. HEADLINE INFORMATION

Summary	Cabinet is requested to consider the renewal of the existing Additional Licensing Scheme for Smaller Houses in Multiple Occupation (HMO) for Five years covering the 13 wards south of the A40 highway.
Contribution to our plans and strategies	<p>Putting our Residents First: <i>Our Built Environment; Our People; Financial Management</i></p> <p>Contributes towards the aims of the Council's Housing Strategy of providing a decent home for all our residents.</p>
Financial Cost	Extension of existing scheme. Income budget £80k offset by administration costs of £83k.
Relevant Policy Overview Committee	Social Services, Housing and Public Health
Ward(s) affected	Uxbridge North, Uxbridge South, Hillingdon East, Brunel, Charville, Barnhill, Yeading, Yiewsley, Botwell, Townfield, West Drayton, Heathrow Villages, Pinkwell

2. RECOMMENDATION

That Cabinet:

- 1) Approve the renewal for a further five year term the Additional Licensing Scheme for Houses in Multiple Occupation (that are not covered by the national Mandatory HMO Licensing scheme) which covers the 13 wards south of the A40 as set out in Appendix 1.

continued overleaf...

- 2. Amend the existing approved fees for HMO licensing which came into force on the 1st April 2015 (£980 for a new licence and £735 for a renewal) to apply to all HMO licences whether mandatory or additional.**

Reasons for recommendation

The Additional Licensing Scheme for Houses in Multiple Occupation (HMOs) is an important part of the Council's overall Housing Strategy. The continuation of the additional licensing enables greater controls to be applied to HMO housing stock to the benefit of the tenants and the surrounding neighbourhoods.

If the recommendations are adopted, how will residents benefit?

- Safer, healthier living conditions for residents of HMOs in the 13 wards in the south of the Borough where the highest concentrations lie,
- Improved management standards in HMOs in the 13 wards in the south of the Borough,
- Reduced negative impact on the neighbourhood environment from poorly managed HMOs,
- Continuing robust enforcement through our Rogue Landlord/illegal outbuilding taskforce.

Alternative options considered / risk management

To not approve the scheme which would result in a loss in enforcement powers, reducing the Council's ability to deal with rogue landlords and poor management within our HMO stock. It would also result in a loss of licensing fee income which both contributes towards the budgetary costs of the HMO team and enables it to generate income on a broadly cost recovery basis.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

The demand for HMOs (Housing in Multiple Occupation) is growing within the Borough due to a booming property market and rising house prices making not only the first step onto the housing ladder difficult, but also the affordability of renting a traditional self contained flat or studio apartment. The only option remaining for not only low income workers and families but also increasing numbers of young professionals is to house share or rent a room in a HMO. These issues are further magnified by changes to welfare reform including Local Housing Allowance and Universal Credit making London unaffordable for many families in receipt of benefits, meaning HMOs offer the only affordable option. In addition, the population is increasing the demand for affordable housing and HMOs are increasingly being used to meet this demand.

Conditions within HMOs are often poorer than those of owner occupied properties. It is known that poor housing has a detrimental impact on the neighbourhood environment, on the sense of overall well-being in a local area, as well as the health, safety and welfare of the occupiers. In order to tackle these problems the Council needs to take a proactive stance in addressing poor housing standards and HMO licensing is an effective tool in achieving this objective.

Additional HMO licensing is a discretionary piece of legislation which Council's can choose to adopt if they can demonstrate they have ongoing issues with HMOs which sit outside of the criteria for Mandatory HMO Licensing (which applies across the country). Mandatory HMO Licensing only applies to larger three storey HMOs with five or more tenants. As an outer London Borough with a predominantly two storey housing stock Mandatory Licensing is of limited effectiveness in managing and regulating HMO housing stock, so in 2008/9 the Council made the decision to introduce Additional Licensing for smaller two-storey HMOs within the Borough. Originally the legislation required the Council to obtain approval from the Secretary of State before the Additional Licensing could be introduced. This involved justification that the Council had problems with its HMO housing stock associated with anti-social behaviour and poor management.

More recently the legislation has changed and formal approval is no longer required from the Secretary of State. Section 58 of The Housing Act 2004 ("the Act") no requires local authorities to gain approval for *Additional Licensing* designations from the Secretary of State. Nonetheless the Council needs to follow other sections of the Housing Act relating to the process of creating or renewing additional licensing. The Council must satisfy Sections 56 and 57 of the Act which require that prior to making an Additional Licensing designation the local authority must:

- § *Consider that a significant proportion of the HMOs of the type specified in the designation are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.*
- § *Consider whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of dealing with the problem or problems in question, that making the designation will significantly assist them to deal with the problem or problems (whether or not they take any other course of action as well).*
- § *Consult persons likely to be affected by the designation.*

There is no automatic process for renewing an Additional Licensing Scheme and they run for a set five year term. Once a scheme expires, if a local authority still feels they have ongoing issues they must undertake a statutory ten week consultation, if they receive no challenges and the scheme is supported, then they can introduce a new Additional Licensing Scheme for a further five year term. The Council's current Additional Licensing Scheme which covers smaller two storey Houses in Multiple Occupation (HMO) was approved by the Secretary of State on the 26th November 2009 and came into effect on the 8th March 2010 (copy in Appendix 2). Any scheme only lasts for a period of five years and then ceases to have effect so the existing scheme expired on the 7th March 2015. The current scheme covered the 13 wards in the south of the Borough from the A40 down to Heathrow airport which is where the majority of HMOs are concentrated. As our housing stock consists of two storey terraced or semi-detached houses, the scheme has been essential in enabling us to managing the increasing numbers of HMOs across the south of the Borough and, in particular, around Brunel University.

HMO Licensing in Hillingdon - the last five years

The last Private Sector Stock condition Survey carried out in 2008 estimated there were approximately 2300 HMOs within the Borough. At the outset of the Additional Licensing scheme in March 2010, the Council was aware of the following:

- 114 larger three storey Mandatory HMOs Licensed,
- 179 two storey HMOs licensed from our old HMO Registration Scheme (which had ceased due to the new Housing Act 2004 coming into force),
- We estimated there were a further 23 Mandatory HMOs requiring licensing across the whole Borough based on current street survey data bringing the total to 137 Mandatory HMOs,
- We estimated there were a further 140 Additional licensing two storey HMOs requiring licensing base on current street survey data (south of the A40 within the designation area), making a total of 319 Additional licensable HMOs.

As of March 2015 these numbers have increased significantly and we now have:

- 153 Mandatory licensed HMOs - current estimate is 212 based on current data,
- 362 Additional licensed HMOs - current estimate is 577 based on current data.

Since the start of the Additional licensing scheme five years ago there has been a steady increase in larger Mandatory HMOs, but the Council has also seen a significant increase in smaller Additional Licensing two storey HMOs, which have almost doubled in number across the south of the Borough. Of the total 186 known HMOs north of the A40 (both licensed and non licensable) the Council has seen a steady decline to 139 over the last five years which seems to be as a result of higher property prices making rental yields less attractive than the south of the Borough.

Demographic and Local Geography

Hillingdon is London's second largest Borough by area, covering 42 sq miles, stretching from the Buckinghamshire border in the north to Heathrow Airport in the south and is a key gateway into West London. It is bordered by the M25 and has both the M40 and M4 passing through its boundaries together with Heathrow airport, Brunel University, Bucks University Campus, Uxbridge College and Hillingdon Hospital all bringing large numbers of students and workers into the area.

With a current population in the region of 250,000 people (this population is expected to increase to 260,000 by 2020) and rising London house prices, the demand for affordable rented housing is very high. With a very large mobile population always present in what is an expanding and growing Borough, there is a high demand for room lets in multiple occupied property accompanied by the wide-ranging problems that this type of accommodation can bring to local communities. The south of the Borough stretching from Uxbridge (housing Brunel University), down to Heathrow airport has slightly cheaper house prices and excellent transport links and therefore attracts the majority of the buy to let landlords who operate within the area. The north of the Borough, above the A40 motorway, is physically separated through green fields and RAF Northolt. It has larger properties, higher house prices, and is separate from the areas of high rental demand to the South. Consequently, it only has a relatively small amount of HMOs, which tend to be located close to tube stations or high street locations.

Due to high owner- occupier house prices and a large amount of mobile and low-income workers wishing to live locally, Houses in Multiple Occupation provide a much needed source of accommodation. Houses in Multiple Occupation provide housing for a wide range of people, many of whom would be unable to secure or afford accommodation elsewhere. The HMO sector is therefore a very important element of housing provision in the Borough for a very wide range of

households, from students through to key workers and young professionals. Unfortunately, this can be of a poor standard at high density with inadequate management and poor fire safety. Its concentration in the Brunel, Uxbridge and Heathrow areas, particularly Brunel, has resulted in 'Studentification' issues, with some streets, previously owner occupiers, now consisting of over 60% student occupied HMOs.

Other Courses of Action

Hillingdon's Private Sector Housing Team currently deal with enforcement issues within the Private rented sector under the requirements of the Housing Act 2004, the Housing Health & Safety Rating System and they enforce fire safety and amenity standards within all HMOs across the Borough. The team works in partnership with the London Fire Brigade and have signed up to the Fire Safety Protocol which clearly sets out areas of responsibility around fire safety enforcement. The team also work closely with the Metropolitan Police and UK Border & Immigration, in particular through our Rogue Landlord and illegal out buildings enforcement programme (which heavily involves the Private Sector Housing and Planning Enforcement teams).

The Council also introduced on the 24th March 2013 an Article 4 Direction Order in the two wards around the University - Uxbridge South & Brunel wards, to control the large growth in HMOs close to the University (Appendix 3). This has been extremely effective in stemming the growth of HMOs within these two wards with only 8 planning applications having been received in the last two years (5 receiving approval). This does not, however, assist in regulating and controlling existing poorly managed HMOs either within these wards or across the south of the Borough, so HMO licensing is still a powerful and necessary tool to enable the Council to effectively regulate the sector. HMO licensing also offers the penalties of much higher fines than for normal Housing Act breaches, which only allow for maximum £5000 fines, compared to £20,000 for licensed properties.

HMO Licensing in Hillingdon - the next five years

The intention is to retain the same area and 13 wards south of the A40 and retain the same qualifying criteria of three or more households consisting of five or more people in order to avoid confusion to landlords and letting agents. Over the last ten years of HMO Registration and Licensing both landlords and agents have become familiar with the scheme criteria and as current licenses come up for expiry landlords and agents will not have to deal with new qualifying criteria and areas, allowing for a simple business as usual approach.

As can be seen from the information collected over the last five years of Additional Licensing there has been a significant rise in two-storey HMOs within the south of the Borough, which is very likely to continue. This growth supports the intention to continue with Additional HMO Licensing and also demonstrates that in 2010 the Council chose the correct area to apply additional licensing to. As already stated there is no need to extend the area northwards.

Licensing fees were recently reviewed by the Council's Cabinet and have been set at £980 for a new license application and £735 for a renewal as of the 1st April 2015. It is proposed that the same fee structure will apply to all HMO licenses whether Mandatory or Additional licensing to avoid confusion and maintain consistency across the two licensing schemes.

Meeting the Qualifying Criteria

Under The Housing Act 2004 ("the Act") Sections 56 and 57 before making an *Additional Licensing* designation the local authority must:

1. *Consider that a significant proportion of the HMOs of the type specified in the designation are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.*

There has been a continual rise in the numbers of service requests (see table below) in relation to HMOs over the last five years to the Council's Private Sector Housing Team. The increase in service requests is considered to be directly proportional to the increase in problems faced by occupiers and neighbours of HMOs. The service requests relate almost entirely to HMO issues about poor management or anti-social behaviour.

Financial Year	No of Service requests for HMOs
2009-2010	379
2010-2011	502
2011-2012	527
2012-2013	493
2013-2014	544
2014-2015	679

Table1: Service requests on Houses in Multiple Occupation by year

2. *The authority must ensure that any exercise of the power is consistent with the authority's overall housing strategy.*

The London Borough of Hillingdon's Housing Strategy 2012-15 - Homes Fit for Hillingdon places a lot of importance on good management of our HMO housing stock. A key aim of the Housing Strategy is to continue with Additional HMO Licensing, so this reports recommendation is directly aligned to the Council's most recently adopted Housing strategy.

3. *The authority must also seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector, both as regards combining licensing with other courses of action available to them, and as regards combining such licensing with measures taken by other persons.*

The Private Sector Housing Team (PSHT) deals with all Housing related issues including HMOs, HMO Licensing, empty properties and single family lets and works closely with the Council's Homelessness Prevention Team. The PSHT is also an integral part of the Council's beds in sheds task force in conjunction with planning, legal and corporate fraud teams. As part of this task force the team regularly works with the UK Border Agency in dealing with cases with often extensive breaches of planning and housing regulations; where issues of homelessness and emergency housing need often come to light.

4. *Consider whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of dealing with the problem or problems in question, that making the designation will significantly assist them to deal with the problem or problems (whether or not they take any other course of action as well).*

A range of tools are used to deal with HMOs across the Borough, including the Article 4 Planning legislation and enforcement work undertaken by the 'Beds in Sheds - Rogue Landlord' task force. Despite utilising a range of different approaches and pieces of legislation, HMO licensing remains one of the most powerful tools to manage and control HMOs. It enables the Council to regulate each individual property and also the landlords themselves. The HMO licensing also has high levels of fines, which act as a deterrent to the less professional landlords (who are more likely to flout the law).

5. Consult persons likely to be affected by the designation.

There has been a full consultation undertaken in line with the statutory ten week requirements and details of this and stakeholders contacted are outlined below:

- Presentation on proposals at Private Sector Landlords Forum Tuesday 24th March 2015 and follow up reminder at Wednesday 10th June 2015 forum,
- Mail shot to 762 landlords/Managing agents and Landlord Associations inviting to attend forum and share their views,
- An on-line survey questionnaire was posted on the Council's website on the 21st April 2015 for the 10 week consultation period (Appendix 4),
- Email notifications were sent to all surrounding councils advising on proposal and to visit the web pages or contact us for more information - Ealing, Hounslow, Harrow, Three Rivers, Slough, South Bucks & Spelthorne,
- Email notification was sent to the three main Landlords Associations for comments - National Landlords Association (NLA), Residential Landlords Association (RLA) & The Southern Landlords Association (SLA),
- Brunel University were advised through the Council's quarterly Brunel Liaison meeting and emails were sent to the Brunel Housing Office and Student Union,
- An email was sent to the Metropolitan Police seeking their views and support,
- An email was sent to the London Fire and Emergency Planning Authority seeking their views and support,
- The Council's' Planning and Building Control departments were briefed.

Results of Consultation

The consultation results showed very strong support for Additional HMO Licensing for smaller two storey HMOs within the proposed designation from both landlords and local residents, with only one full objection lodged by a landlord (no supporting information or reasoning were given).

- Strong support was giving at the Council's Landlords Forum and perhaps surprisingly a number of landlords were unhappy that the scheme has expired and they were unable to renew their expiring HMO licenses; as they felt a license was essentially their formal approval from the Council that their HMO was fully compliant and was a document they provided to tenants and their lenders to indicate the HMO was of a high standard.
- 11 responses were received to the online consultation.
- 6 responses were from landlords/agents.
- 1 landlord strongly objected to the scheme but gave no reasoning.
- 3 landlords supported the scheme.
- 1 landlord neither agreed nor disagreed with the scheme.

- 1 landlord felt the area was correct but disagreed that all HMOs in the area should be licensed and felt that this was another way of taxing good landlords.
- 4 responses were received from local residents.
- 3 residents strongly supported the scheme.
- 1 resident agreed with the aims of the scheme and that all HMOs should be licensed but felt it would not improve management or conditions within the sector.
- 1 response was received from an out of Borough resident strongly supporting the scheme.
- An email was received from the London Fire Brigade fully supporting our scheme and continued partnership working into the future.
- An email was received from the Metropolitan Police fully supporting the scheme.
- An email was received from Brunel University Housing Office fully supporting the scheme.
- An email was received from Brunel University Student Union fully supporting the scheme.
- An email was received from Nupad Letting Agents in Cowley fully supporting the scheme.

Financial Implications

In the previous financial year, income from HMO license fees exceeded the base budget income target by £22k. This was, however, offset by the cost of administering the scheme. The cost of administration chargeable against the license fees equated to 1.5 FTE Officers. For the 15/16 financial year, a licence fee increase was approved increasing the fee from £480 to £980 per licence. This fee increase has been reflected in an increase in the 15/16 income budget from £30k to £80k. Again, the cost of administering the scheme is estimated to be 1.5 FTE officers and this cost amounts to £83k.

The license fee outturn position for the 14/15 financial year was £52k equating to circa 107 licences. The consultation process is likely to continue through to November 2015 and with no applications processed in that time, this presents a financial pressure. Despite this, with strong management of the scheme and permitting all applications can be processed; there is an expectation that the income target of £80k can be met once the consultation is over. Furthermore, income levels will be closely monitored throughout this period.

The HMO enforcement is a mandatory service provision. Additional Licensing allows the service to be run on a broadly cost neutral basis; therefore, failing to renew the additional licensing element will automatically provide a pressure to the Council's budget.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

- Safer, healthier living conditions for residents of HMOs in the 13 wards in the south of the Borough where the highest concentrations lie.
- Improved management standards in HMOs in the 13 wards in the south of the Borough.
- Reduced negative impact on the neighbourhood environment from poorly managed HMOs.
- Continuing robust enforcement through our Rogue Landlord/illegal outbuilding taskforce.

Consultation Carried Out or Required

An extensive 10 week consultation process has been undertaken as outlined in the main body of the report.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above, noting the recommendation to approve the Additional Licensing Scheme HMOs, not covered by the Mandatory Scheme, for a further 5 years will continue to regulate HMOs in the Borough and generate income on a broadly cost recovery basis.

Legal

The Council is permitted to designate additional areas with the Borough for HMO licensing if the conditions set out in sections 56-58 *Housing Act 2004* are met, which are specified and addressed in the body of this report, namely that:

- The Council must consider that a significant proportion of the HMOs of that description in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public;
- any exercise of the power is consistent with the Council's overall housing strategy; and
- the Council must be satisfied that a co-ordinated approach is adopted in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector.

Further, the Council must not make a particular designation unless they have considered whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of dealing with the problem or problems in question, and they consider that making the designation will significantly assist them to deal with the problem or problems (whether or not they take any other course of action as well). The Cabinet Members must therefore consider those aspects which are evidenced within the report.

The ten week consultation pursuant to the *Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010* has been carried out and the required reasonable steps taken to consult persons who are likely to be affected by the designation case have been detailed in the report. Cabinet Members must consider any representations made in accordance with the consultation.

Subject to consideration of those issues, there are no impediments to the decision contained in the recommendation of this report.

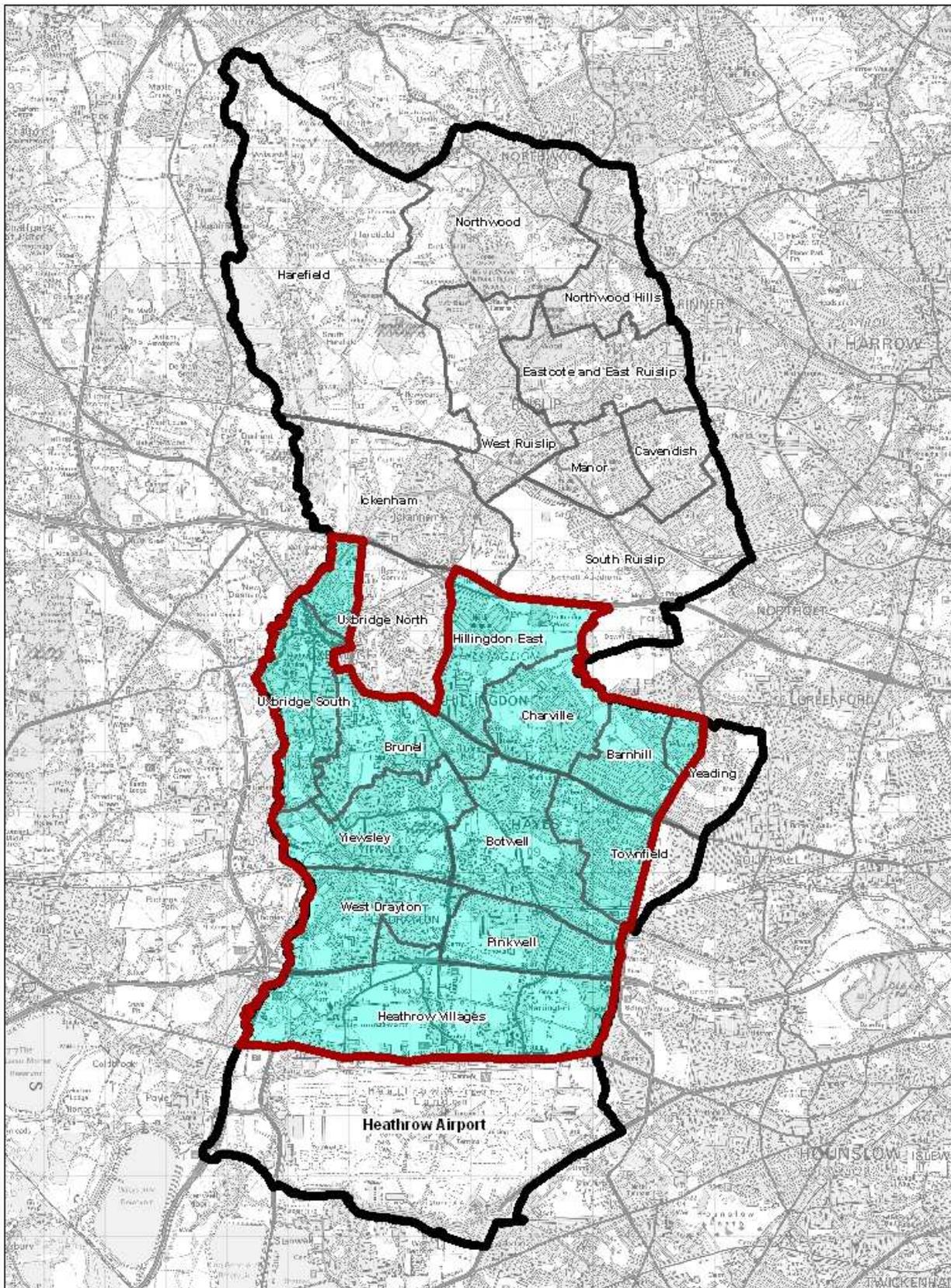
Should the recommendation be agreed by Cabinet Members, there are specific publication requirements to be followed after the designation has been confirmed which are set out in *Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006* (see Regulation 9).

The designation will come into force on the date specified in the Designation, which must be no earlier than three months after that date the Designation is confirmed.

6. BACKGROUND PAPERS

Previous Cabinet reports on HMO licensing.

Appendix 1 - Map of Proposed Designation



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LB Hillingdon 100019283 2009

Appendix 2 - Old Additional HMO Licensing Secretary of State Approval

THE LONDON BOROUGH OF HILLINGDON DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION 2009

The London Borough of Hillingdon in exercise of their powers under section 56 of the Housing Act 2004 ("the Act") hereby designates for additional licensing of Houses in Multiple Occupation ("HMOs") the area described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the London Borough of Hillingdon Designation for an Area for Additional Licensing of Houses in Multiple Occupation 2009.
2. This designation is made on 26 November 2009 and shall come into force on 8 March 2010.
3. This designation shall cease to have effect on 7 March 2015 or earlier if the Council revokes the scheme under section 60 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to thirteen wards and part wards as delineated and edged red on the map at annex a.

APPLICATION OF THE DESIGNATION

5. This designation applies to HMOs of the description specified in annex b within the area described in paragraph 4 unless -
 - (a) the building is of a description specified in annex c (Buildings that are not HMOs for the purpose of the Act- other than Part 1);
 - (b) the HMO is subject to an Interim or Final Management Order under Part 4 of the Act;
 - (c) the HMO is subject to a temporary exemption under section 62 of the Act; or
 - (d) the HMO is required to be licensed under section 55 (2) (a) of the Act (mandatory licensing).¹

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (d) every HMO of the description specified in that

¹ For the application of mandatory licensing see SI 371/2006 – The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2006

paragraph in the area² specified in paragraph 4 shall be required to be licensed under section 61 of the Act.

7. The London Borough of Hillingdon Council will comply with the notification requirements contained in section 59 of the Act and shall maintain a register of all³ houses registered under this designation, as required under section 232 of the Act.

Date and authentication by the Council.

~~Paul~~ BEATRICE CINCATHO
HEAD OF HOUSING

^{11/11/2009}
The Secretary of State for Communities and Local Government under the power conferred on her by section 58 (2) of the Act hereby confirms the scheme described above.

Signed

Randall.
26/11/2009

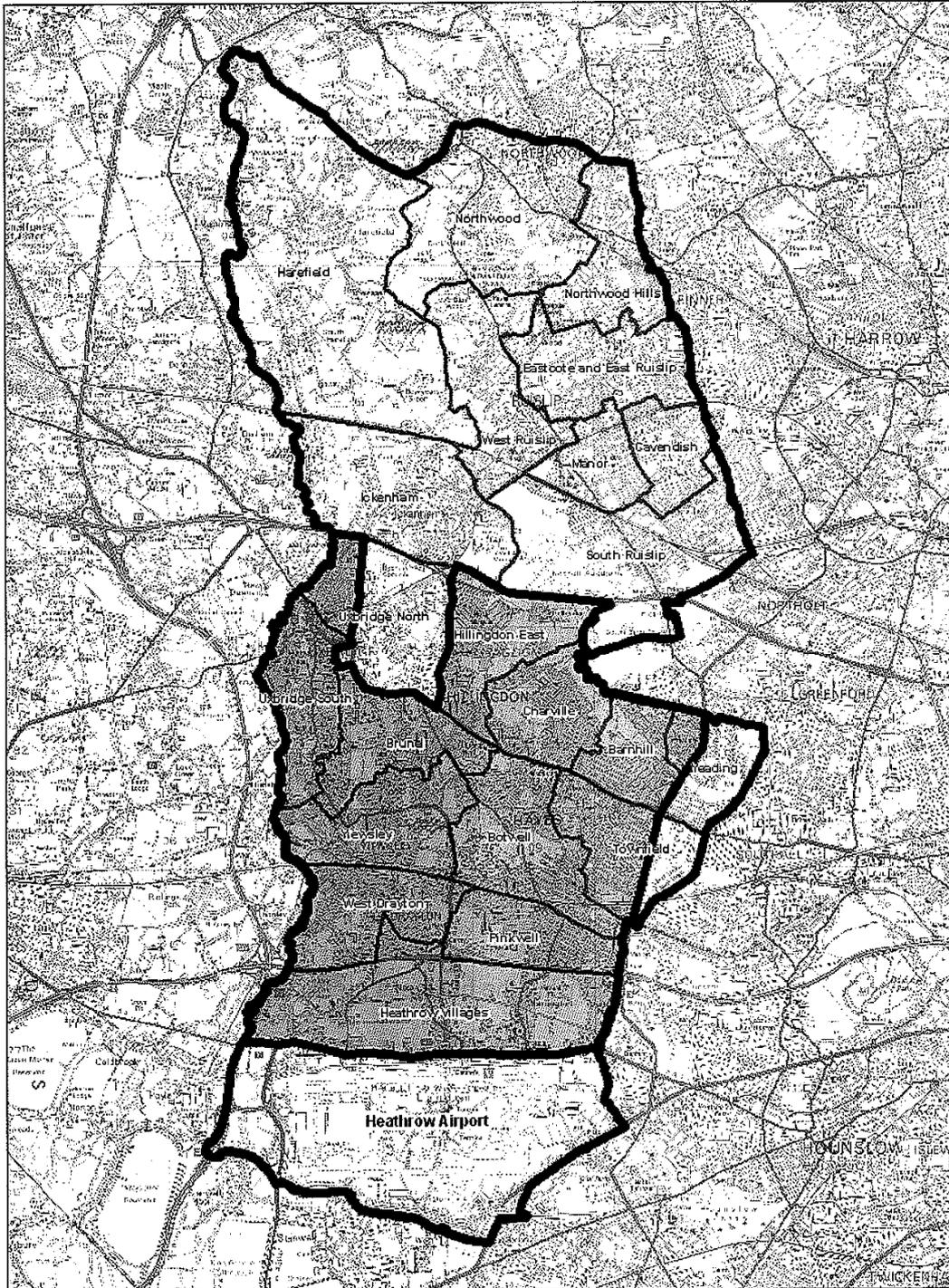
An officer authorised by the Secretary of State

Date

² Section 62 of the Act provides for certain temporary exemption. As to suitability see section 64. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order-see section 10

³ Section 232 of the Act and paragraph 11 of SI 373/2006

Annex A – Paragraph 4 : Map of Designated Area



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HILLINGDON
LONDON

**Town and Country Planning (General Permitted Development) Order
1995 As Amended**

Direction made under Article 4(1) to which Article 5 applies.

WHEREAS The London Borough of Hillingdon being the appropriate local planning authority within the meaning of Article 4(4) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plan unless planning permission is granted on application under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Change of use from a use falling within Class C3 (dwellinghouse) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C4 (houses in multiple occupation), being development comprised within Class I of Part 3 of Schedule 2 to the said Order and not being development comprised within any other Class.

The Article 4 Direction will come into force on 24th March 2013.

Dated this 23rd day of March 2012

Made under the Common Seal of the
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON
this 23rd day of MARCH 2012
in the presence of:-

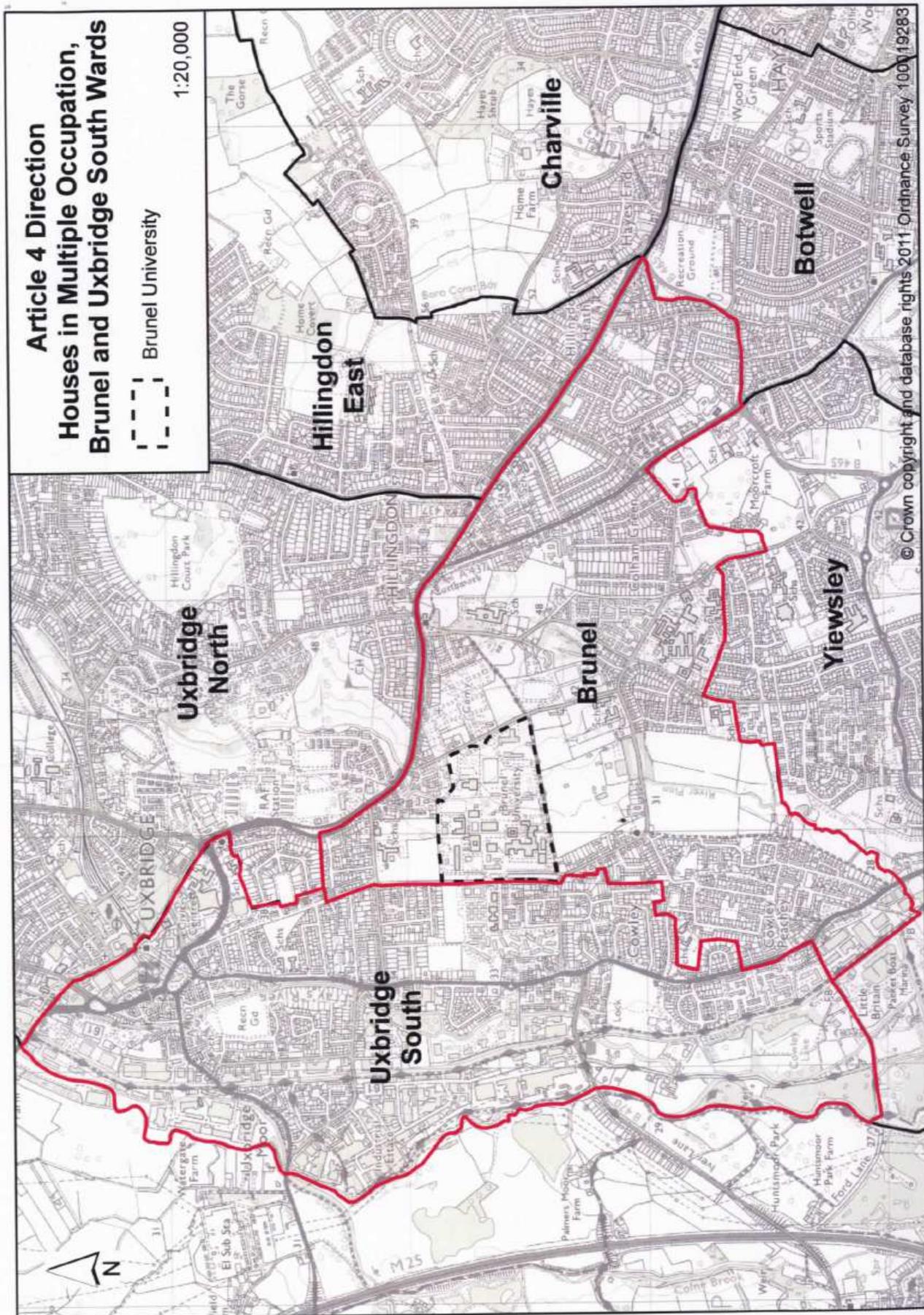
MEMBER *Catherine Dann*

AUTHORISED OFFICER

[Signature]



415861



Appendix 4 - Web Page consultation screen shots

The screenshot shows the Hillingdon Council website's 'Current consultations and surveys' page. At the top, there is a navigation bar with links for Listen, Mobile, News, Jobs, About Hillingdon, and Online services. A search bar is located on the right. Below the navigation bar, there are tabs for Residents, Business, Council and democracy (selected), Leisure and events, and Staff (Horizon). A secondary menu includes Councillors and meetings, Strategies, policies and plans, Consultation (selected), Performance and spending, Elections, Mayor, and More. The breadcrumb trail reads: Council and democracy > Consultation > Current consultations and surveys.

Current consultations and surveys

Have your say about what's happening in Hillingdon now.



HMO additional licensing consultation

The London Borough of Hillingdon wish to renew their current Houses in multiple occupation (HMO) Additional Licensing scheme for smaller two storey HMO's which has recently expired on the 6 March 2015.



Cranford Park public consultation

Hillingdon Council are seeking your views on the possible proposed future for Cranford Park.



Support for carers - Have your say

Informing the London Borough of Hillingdon carers plan

[Read more about Support for carers - Have your say](#)



Parking and traffic improvement schemes

Consultation documents and information.

Council proposes new prohibited activities

In October 2014 the Anti Social Behaviour Policing and Crime Act was introduced, providing simpler and more effective powers to tackle anti-social behaviour (ASB). It aims to put victims first and be more flexible than the old powers.

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Private housing

Information on private rentals, empty properties and low cost home ownership.

HMO additional licensing consultation



The London Borough of Hillingdon wish to renew their Houses in multiple occupation (HMO) Additional Licensing scheme for smaller two storey HMO's. Have your say.

Home ownership



Find out all you need to know about low cost home ownership and help on managing your mortgages.

Empty properties



Hillingdon takes action to bring privately owned properties, that have been empty for over 6 months, back into housing use.

Houses in multiple occupation



Houses in multiple occupation (HMO) are a building, or part of a building occupied by more than one household sharing - or lacking an amenity.

Energy efficiency and grants



Different ways to use energy more efficiently and save money.

Calling all landlords



We are constantly striving to build on the Council's reputation as a reliable, dependable and trustworthy partner to develop a direct offer to Landlords.

Housing conditions



The housing standards team deals with a wide range of issues related to residential premises.



Join us online...



london.gov.uk

HMO additional licensing consultation

The London Borough of Hillingdon wish to renew their current Houses in multiple occupation (HMO) Additional Licensing scheme for smaller two storey HMO's which has recently expired on the 6 March 2015.

The existing scheme covered the 13 wards in the south of the borough from the A40 down to Heathrow airport.

The attached consultation document sets out the reasons for renewing the scheme and seeks the view of local landlords, residents, tenants and managing agents who maybe affected by the proposals so we would like to hear your views on renewing the scheme for a further five years.

Our intention is to retain the same area and licensing conditions which have operated over the last five years to maintain continuity and avoid confusion for both landlords and tenants of HMO's so we can retain a 'business as usual' approach.



We have historically operated two HMO licensing schemes:

- Mandatory HMO licensing for Houses in Multiple Occupation for certain larger HMOs which came into force on the 6 April 2006 with the introduction of the new Housing Act 2004. If you own or manage an HMO which comprises three or more storeys and is occupied by five or more people who form two or more households, you must obtain a licence for the property under the Mandatory HMO licensing scheme (this type of scheme applies to all councils across the country).
- On the 8 March 2010 we introduced an additional HMO licensing scheme within the 13 wards in the south of the Borough, which requires any two storey HMO occupied by five or more tenants, forming two or more households, to be licensed. This scheme ran in conjunction with mandatory licensing but only lasts for five years so expired recently on the 8 March 2015. The scheme was successful in improving housing conditions in hundreds of properties in the south of the borough, and ensuring the health and safety of many residents in some of our poorest quality housing.

For more information  please read the [HMO consultation proposals \[1Mb\]](#).

Questionnaire

Comment on the proposals by completing the online questionnaire or

Writing to:
HMO Team
Civic Centre 3N/02
High Street
Uxbridge
Middlesex
UB8 1UW

Appendix 5 - Emails of support from Key Stakeholders/Partners

London Fire Brigade

From: STEWART, ALEX
Sent: 25 June 2015 12:49
To: 'hmolicensing@hillingdon.gov.uk'
Cc: BIRD, DEREK; CLAYDON, RICHARD
Subject: Extending scheme response

Good Afternoon,

I am writing in response to the consultation exercise for the London Borough of Hillingdon to renew their Houses in Multiple Occupation (HMO) Additional Licensing scheme for smaller two storey HMOs which expired on the 6 March 2015.

I can confirm that the London Fire Brigade fully supports the proposal to renew the above scheme and the primary aims of the scheme to keep occupants of HMOs safer by improving living conditions, management, fire safety and to ensure that any HMO does not have an adverse effect on the surrounding neighbourhood.

It is noted that the recently expired scheme was very successful in bringing landlords forward and providing you with additional powers to regulate what is a growing sector within your Borough and that this good work will continue for a further five year term under the renewal proposals.

We look forward to continued close partnership working with officers at the London Borough of Hillingdon in relation to fire safety matters in HMOs.

Regards

Alex Stewart G I Fire E
Station Manager (Assistant Divisional Officer)
Harrow, Hounslow and Harrow Fire safety Team & NW Area Fire Safety Training/Development/ Learning Lead
Officer
London Fire Brigade

[REDACTED]
[REDACTED]

Metropolitan Police

[REDACTED]

to me

Dear Dave

I can confirm that the MPS, Hillingdon Borough, fully supports LBH's proposal to renew the two storey HMO Licensing scheme for the south of the Borough and the primary aims of the scheme: to keep occupants of HMOs safer by improving living conditions, management, fire safety and to ensure that HMOs do not adversely effect the surrounding neighbourhood.

Mark

Mark LUTON | T/Chief Inspector | Partnership | Hillingdon Borough | XH

MetPhone: [REDACTED] Telephone [REDACTED] : E-mail: [REDACTED] 2 Fax: [REDACTED]

+ Mail: Uxbridge Police Station, 1 Warwick Place, Uxbridge, UB8 1PG



Follow us on Twitter @MPSHillingdon

Email XHMailbox.partnership@met.police.uk to register for crime prevention advice

[Click Here To Find Your Local Safer Neighbourhood Team](#)

Please consider the environment - Do you really need to print this

Brunel University Off Campus Housing Accommodation Office

Geraldine Jackson

to me, Ingrid

Hi Dave,

My apologies, very busy time of year.

Concerning the renewal of the HMO additional licensing scheme, I would be very much in support of the scheme continuing. It has helped to bring up property standards in the properties that we have seen and given us a route to report any concerns we may have of any property we come across in our day to day dealings with our students and student tenants.

I feel that a continuation of the scheme in its present format could only be for the future good of HMO properties within the area.

Kind regards,

Geraldine

Geraldine Jackson
Housing Manager Brunel Student Homes

Brunel University, London | Middlesex, UB8 3PH
tel [REDACTED]

Cabinet – 23 July 2015

Brunel Student Union

Ingrid Samuels
to me

Dear David,

Apologies for delay in response (which I am now aware is after your deadline) this was due to a mixture of casework commitments/annual leave/training.

I endorse Geraldine's response below.

Thanks for giving us an opportunity to respond.

Kind regards,

Ingrid

Nupad Letting Agents (Preferred supplier for Brunel and Bucks Universities)

From: Raymond Mann [mailto:raymond.mann@nupad.co.uk]
Sent: 30 June 2015 11:44
To: 'David Youngs'
Subject: RE: email for Additional HMO licensing by wednesday if poss

Good morning Dave,

I am writing in response to the HMO additional licensing scheme consultation that you are currently undertaking for 2 storey HMOs. Nupad Limited feel that this is a great idea as it would be more transparent as an agent on what licensing is needed for this sector.

Regards
