

HOUSES OF MULTIPLE OCCUPATION - ADDITIONAL LICENSING CONTROLS

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Papers with report	Appendix 1- Controls on HMOs in other London Boroughs

HEADLINES

Executive Summary

The report outlines Hillingdon Council's progress and next steps in exploring an Additional Licensing Policy for Houses in Multiple Occupation (HMOs), following a Full Council motion in July 2024 and initial consideration by Cabinet in October 2024.

It details the ongoing Housing Tenure Survey and data analysis efforts to assess whether further regulation is justified under the Housing Act 2004. The aim is to address concerns such as poor housing conditions, anti-social behaviour, and safety risks associated with unlicensed HMOs, while supporting the Council's broader goals.

If the evidence supports introducing additional licensing or extending the Article 4 Direction (which restricts permitted development rights for small HMOs), a full public consultation will follow. The final policy and any associated fees or resource implications will be brought to Cabinet for approval in February 2026, with implementation planned from spring 2026. Full Council consideration of any Article 4 Direction is also required.

For residents, the proposed measures, if ultimately approved, would aim to improve housing standards, reduce anti-social behaviour, and enhance neighbourhood quality. Benefits would include better landlord accountability, safer living conditions, and more consistent enforcement.

The Council also anticipates that the work will support future responsibilities under the Renters Rights Bill, which will introduce new regulatory powers and standards for the private rented sector.

Putting our Residents First Delivering on the Council Strategy 2022-2026	<p>This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities</p> <p>This report supports our commitments to residents of: Thriving, Healthy Households And the Hillingdon Housing Strategy</p>
Financial Cost	Additional licensing for Houses of Multiple Occupancy is currently at a formative stage and as such will not require any immediate financial budget.
Relevant Select Committee	Residents' Services Select Committee
Relevant Ward(s)	All

RECOMMENDATIONS

That:

1. the programme of works and timetable to progress collating and analysing the evidence base and drafting of a proposed Additional Licensing Policy, be noted.
2. the progress of the Housing Tenure Survey to provide robust data and evidence on a number of complex data sets which will inform policy options, be noted.
3. authority be delegated to the Corporate Director of Homes & Communities, in consultation with the Cabinet Member for Planning, Housing & Economic Growth, to agree the draft policy for consultation and public consultation approach, based on supporting evidence assessed during the first stages of the project.
4. the need for relevant fees and charges and scoping of service resources to support the implementation of any policy proposal supporting additional licensing, be noted.
5. the outcomes of any consultations relating to the formation of an additional licensing policy be reported back to Cabinet in February 2026 for consideration and determination.

Reasons for recommendation

The Council is committed to ensuring that homes in the private rented sector are safe, well managed and well maintained. Houses of Multiple Occupation (HMOs) provide an important source of affordable housing in the borough, and it is acknowledged that they fulfil a need within the overall housing stock of Hillingdon.

It is recognised that poor housing conditions and poorly managed HMOs can lead to adverse impacts on local neighbourhoods ranging from poor appearance and waste issues to more serious instances of anti-social behaviour and nuisance.

The Council recognises that poor standards in the private rented sector can have a detrimental impact on the wellbeing of residents and communities and is assessing whether there is a greater need for further regulation.

Hillingdon has made commitments to residents to scope and consider additional local regulation, through an Additional Licensing scheme and / or planning controls, to control the standards and numbers of HMOs in certain areas of the borough.

These aims support our overall Council ambitions for residents:

- Safe and Strong Communities
- Thriving Healthy Households
- A Thriving Economy

The Full Council passed a motion on 11 July 2024, resolving to address issues outlined below:

"That this Council recognises the problems caused by unlicensed HMOs in the borough, from anti-social behaviour to poor housing conditions. This Council is committed to ensuring good quality housing in the borough and resolves that a report be sent to Cabinet considering the sufficiency of evidence required under Part 2 Housing Act 2004 to extend licensing obligations to all properties with 3 bedrooms housing multiple unrelated occupants and to commence consultation on the implementation of this additional licensing obligation where it is justified."

The Council is currently undertaking a Housing Tenure Survey of the borough. A Housing Tenure Survey provides a detailed profile of housing across the borough and identifies trends for different housing tenures in the area. It is specific to Hillingdon and enables the Council to understand the make-up and changes in housing stock across the borough, where properties are likely to have serious hazards and how tenure relates to other policy areas such as anti-social behaviour. The survey provides key data to support decisions on policy options to address conditions, standards and community impacts, to inform any proposals to introduce further controls on HMOs. This data will inform whether justification or robust evidence exists for an Additional HMO Licensing scheme and the introduction/extension of an Article 4 direction to limit the conversion of single-family dwellings into HMOs.

It is noted that many other authorities across London have introduced similar schemes to the one discussed in this report. However, until the Council concludes the data analysis, it will not know whether justification exists to introduce an Additional Licensing Policy either borough wide or in specific areas. Once the data is gathered and analysed an informed decision can be reached on whether Additional Licensing is required in Hillingdon to deal with emerging issues and improve standards in HMOs.

Alongside consideration of Additional Licensing, the Council must plan and prepare for the introduction of further powers under the Renters Rights Bill to regulate the private rented sector.

Data analysis will assist the Council with resource planning for the introduction of expected new powers.

The Council intends to work to the project schedule outlined in the Supporting Information section of this report to develop the evidence base for proposals on introducing additional legal controls on HMOs.

For those local authorities that have introduced additional licensing for Houses in Multiple Occupation, there are a number of benefits that have been realised, these include:

- **Improved Housing Standards** – Ensures safer, better-maintained living conditions.
- **Tenant Protection** – Safeguards vulnerable renters from exploitation and poor conditions.
- **Community Wellbeing** – Reduces anti-social behaviour and environmental issues.
- **Landlord Accountability** – Encourages responsible property management.
- **Stronger Local Authority Powers** – Enables better enforcement and oversight.
- **Long-Term Area Improvement** – Enhances neighbourhood quality and rental market stability.

Alternative options considered / risk management

1. Do nothing/continue with the current arrangements. This would not meet the commitments made in the Council motion and would not have any impact on the issues arising within the private rented sector leading to that Council motion, or future implications of the Renters Rights Bill. This option is not recommended.
2. Consider the use of other powers to deal with issues with HMOs i.e. further interventions and enforcement for housing standards breaches, use of ASB and enviro-crime powers, further education and engagement with private landlords to achieve higher standards of management within the sector. This option is viable and can be used either in isolation or alongside an Additional Licensing Policy, where justified. However, the Council motion recognises that the use of existing powers has not effectively controlled the impact of HMOs on local communities.

Democratic compliance

Cabinet may consider and determine matters in relation to additional licensing. Any decision to extend the Article 4 Direction for small HMOs would require approval by Full Council.

Select Committee comments

None at this stage. However, the Residents' Services Select Committee maintains strong oversight and scrutiny on all housing related matters, and it may decide to consider any of these proposals as part of any planned consultations on them.

SUPPORTING INFORMATION

1. Proposed Project Timeline

Project stage	Date/Deadline
Housing Tenure Survey specification, testing and data collection	Feb - June 2025
Provision of full Housing Tenure Survey report	August 2025
Data Analysis and drafting options for Additional Licensing Policy and potential Article 4 Direction.	October 2025
Financial analysis on potential fees and charges	October 2025
Consultation plan developed.	October 2025
Consultation for a minimum of 10 weeks	October to December 2025
Consultation analysis and formulation of final policy	January 2026
Implementation planning for Private Sector Housing Team	February 2026
Cabinet consideration on final policy and fees/charges + full Council consideration on Article 4 Direction	February 2026
Subject to approval, implementation on policy begins	Spring 2026

2. HMO Definition

- 2.1 A House in Multiple Occupation (HMO) is a single dwelling where facilities such as bathrooms and kitchens are shared by three or more unrelated individuals. In planning terms, a small HMO (between 3-6 persons) falls within Use Class C4. Current legislation allows a family dwelling (Use Class C3) to change to a small HMO (Use Class C4) without planning permission, i.e. by using 'permitted development' rights.
- 2.2 The Housing Act 2004 and supporting regulations require that an HMO is licensed if it is occupied by five or more persons living in two or more separate households ('Mandatory Licensing').
- 2.3 Local authorities may require further categories of HMOs to be licensed ('Additional Licensing'). This part of the Housing Act 2004 is adoptive and may be introduced in areas only where there is a justification that meets the requirements in the Housing Act 2004.
- 2.4 Larger HMOs (more than 6) are classified as 'Sui Generis' and therefore do not have permitted development to change from a C3 or C4 use property into a Larger HMO. Planning permission for this type of development is still required.

- 2.5 Local Authorities also have the power to require all privately rented properties to be licensed. This is called a selective licensing scheme. Selective licensing can only be introduced where the evidence demonstrating that such a scheme is necessary meets the legal requirements.

3. The Private Rental Sector in Hillingdon

- 3.1 Of the 109,000 dwellings in Hillingdon at the last census, more than a quarter (26%, 28,411) were in the private rented sector. There are approximately 900-1,000 licensed or known HMOs operating in the borough.
- 3.2 Hillingdon has experienced an increase of 7.8% in private renting between the 2011 and 2021 census. This is the second-largest percentage-point rise (alongside Harrow) in London. The number of rented residences within the private rented sector is also escalating significantly.

4. Emerging HMO Concerns

- 4.1 The Private Sector Housing Team currently deals with enforcement issues under the requirements of the Housing Act 2004, The Housing and Planning Act 2016, and the Housing Health and Safety Rating system (HHSRS) and enforce fire safety and amenity standards within all HMOs (whether required to be licensed or not) across the borough. The team works in partnership with the London Fire Brigade on fire safety in HMOs.
- 4.2 HMOs are often associated with having a higher risk of fire than single family dwellings due to increased occupancy, multiple ignition sources, vulnerable occupants, poor construction and lack of fire prevention measures.
- 4.3 In Hillingdon, although the numbers are low, there has been a steady increase in fires reported in HMOs year on year up until the end of the calendar year 2023. Fire is one of the most common hazards identified by the Private Sector Housing Team through reactive and proactive inspection and enforcement work. Mandatory licensing allows the Council to ensure that all HMOs in the scheme have working mains powered smoke alarms and that the electrical installation is checked and maintained. Additional licensing could ensure an adequate level of fire safety is provided in further HMOs.
- 4.4 The Council receives around 15 - 20 complaints per month about HMOs from residents and external agencies including the London Fire Brigade and the Metropolitan Police. Complaints are also being received from Social Services colleagues. Complaints include anti-social behaviour, parking difficulties, knife crime, arson and waste management issues. Some recently created HMOs specifically target clients who have presenting needs such as mental health, drug and alcohol concerns and ex-offenders.

5. Legislative Process to Introduce Additional Licensing

- 5.1 The Housing Act 2004 ('the Act') provides for licensing to be extended by a local authority to include HMOs not covered by mandatory licensing. To introduce additional licensing the Council must satisfy Sections 56 and 57 of the Act.
- 5.2 Compliance with Section 56 –
To satisfy this section, the Council must be able to evidence that HMOs which would be subject to additional licensing i.e. 3 bed spaces, are being managed 'sufficiently ineffectively' or are giving rise to particular problems for tenants and/or members of the public. The Council will need to analyse data to provide information to demonstrate additional licensing is necessary. The following are some examples of the types of data which would identify HMOs in the borough and provide information on how HMOs are being managed in the borough;
- Housing standards/disrepair complaints.
 - Reports of fire risk.
 - Reports of overcrowding.
 - Reports of unfair trading/lease/contract issues.
 - Reports of noise/disturbance.
 - Complaints about ASB/drugs/crime/prostitution, etc.
 - Enviro-crime data i.e. waste accumulation/pests.
 - Fuel poverty data.
 - Council tax/benefit fraud.
- 5.3 The consideration of any proposal for additional licensing must have regard to data specifically for HMOs which are outside of the current regulatory powers and are within the additional licensing definition. The Council will need to demonstrate that HMOs which are within the current regulatory framework produce one set of data and those that are within the proposed additional licensing framework, would produce another set of data.
- 5.4 Compliance with Section 57
In order to satisfy this section, the Council must demonstrate that it has considered the use of existing powers to deal with problems identified. This will include existing powers to deal with; housing standard and disrepair complaints specifically for all types of HMO (either Mandatory or Additional), ASB, nuisance, enviro-crime, etc.
- 5.5 The Council must demonstrate that it has considered how an additional licensing policy will integrate with its Housing Policy, having regard to homelessness, empty properties and ASB within the private rented sector.
- 5.6 The Council will also need to have regard to its housing stock to recognise the importance of HMOs of all sizes as part of the overall housing offer throughout the borough. This will involve the analysis of data from a recent Housing Stock Survey.

6. Requirements for a full consultation for Additional Licensing

- 6.1 If the data analysis outlined above supports and justifies Additional Licensing, the Council has a duty to consult extensively with all persons likely to be affected by the policy. This will include, tenants, landlords and their associations/professional bodies, communities, partner agencies, neighbouring boroughs etc.
- 6.2 Steps the Council will need to take to ensure that the consultation is extensive and will meet the legal requirements of the Housing Act 2004;
- Full engagement with residents and resident's associations.
 - Engagement with Ward Councillors.
 - Engagement with the Private Sector Landlords Forum.
 - Engagement with known Hillingdon landlords/managing agents and Landlord Associations.
 - On-line consultation survey to seek views.
 - Notifications to all surrounding councils advising on proposal.
 - Notification to Landlord's Associations for comments.
 - Engagement with organisations with a significant amount of transient tenants i.e. Brunel University, NHS, etc.
 - Engagement with the Metropolitan Police and Police Crime Commissioner.
 - Engagement with the London Fire and Emergency Planning Authority.
 - Engagement with internal Council Services i.e. Community Safety, Youth Justice, Care Leavers, Street Scene etc.

7. Benefits of Additional Licensing

- 7.1 Since October 2018, all HMOs which have 5 or more occupants forming 2 or more households fall within the remit of Mandatory Licensing. In Hillingdon, many HMOs still exist where there are 3 or more occupants forming 2 or more households and which are not subject to mandatory licensing requirements. An Additional Licensing scheme covering these dwellings would help to address the challenges presented by HMOs in the borough through strengthening landlord responsibility for standards and tenant conduct.

Considering the issues that Hillingdon is experiencing in the borough resulting from HMOs, introducing an additional licensing scheme in part or in its entirety would have a positive impact on residents. This would create equality in the protections offered to HMO residents and drive improvements in conditions in HMOs more generally. The scheme would therefore become a major influence on the Council's Social Housing Allocation Policy.

- 7.2 Landlords may experience the following benefits from an Additional Licensing policy:
- Responsible landlords will receive information and support to help tackle antisocial behaviour.
 - Poor performing landlords will receive support and training to help them improve.

- Improved rental income as areas are maintained and improved.
- Increase of property value.
- Improvement in the reputation of private landlords.
- Shorter void periods.
- Landlords who have voluntarily engaged with a recognised accreditation scheme can also benefit from a reduced licensing fee.
- Greater ability for the landlord and authority to deal with problematic tenants.

7.3 Tenants may experience the following benefits from an Additional Licensing Policy:

- Licensing would ensure private landlords are managing and maintaining their properties.
- More professional landlords providing good quality homes.
- Likelihood of improvements to their properties.
- Licence conditions will create a clear set of rules that all HMO landlords must follow.
- Reduced risk of homelessness and increased length of stay.
- Minimum standards for rented housing are met.

7.4 Communities may experience the following benefits from an Additional Licensing Policy:

- Reduced crime and ASB through new licence conditions.
- The area's image is improved and more desirable to live in.
- Improved security and more settled communities.
- Reduced number of empty properties.
- Better housing standards.
- Reduced environmental problems, such as waste accumulation, pests and fly-tipping.
- Landlords will also have to give and ask for references for their tenants.
- Protecting vulnerable people who may currently be living in poorly maintained properties.

8. Planning Options – Article 4

- 8.1 Current legislation provides permitted development rights for small family homes to be converted into small HMOs for between 3 and 6 people. This eases the process by which this type of accommodation can be created but hampers the council's ability to manage the impact of such changes. An Article 4 Direction can be used to withdraw these permitted developments, and the council already has a part-borough Direction in place for an area around Brunel University. The introduction or extension of an Article 4 Direction does not mean that it would not be possible to carry out conversions of family houses to small HMOs, but it would allow the council to consider the impact of these conversions through the need for planning permission. It is important to note that the Article 4 Direction would only apply to HMOs created after the date it came into effect and could not be applied retrospectively to existing HMOs.

- 8.2 It is essential to acknowledge that any extension of the part-borough HMO Article 4 Direction would have resource implications for the Local Planning Authority. It would increase the volume of planning applications being processed and increase the workload for the planning enforcement team if they are called on to investigate any new conversions that take place without planning permission. Resourcing implications will therefore need to be reviewed alongside any proposed extension of the Direction.

9. Legislative Process to Introduce an Article 4 Direction

- 9.1 The national planning guidance on Article 4 Directions has changed since the current part-borough Order was introduced in 2013. The National Planning Policy Framework (NPPF) now states that any proposed Directions should:
- Be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area.
 - Be based on robust evidence and apply to the smallest geographical area possible.

It is also important to highlight that the Secretary of State has the power to modify or cancel Article 4 Directions where they consider these tests have not been satisfactorily met.

- 9.2 The Housing Tenure Survey alongside the Local Planning Authority's own data on planning enforcement complaints will allow a thorough assessment of the extent of small HMOs (C4) within the borough and the extent to which this has become a borough wide issue. It will then be possible to put forward a recommendation for any proposed extension, should this be required.
- 9.3 If it was deemed appropriate to recommend an Article 4 Direction, this would be presented to Full Council for determination. This would include the extent and timeframes for implementing the direction. There would need to be a consultation period of at least 21 days when representations concerning the direction may be made to the local planning authority. The direction is also sent to the Secretary of State.
- 9.4 As a non-immediate Article 4 Direction, the direction would not come into force until a minimum of 12 months after it was first made and advertised, in order to remove compensation liability.

10. Links to Corporate Priorities

- 10.1 Hillingdon Housing Strategy 2021/22 to 2025/26 has 'Leading on Improving Housing Standards' as one of five priorities. The strategy highlights the need to develop a more detailed understanding of the private rented sector including its condition, linked to potential concerns regarding fire precautions, inadequate heating, subdividing of properties, overcrowding, damp and mould growth and poor housing conditions for vulnerable households. The strategy includes an action to 'gather evidence regarding the prevalence of poor conditions in the different parts of the private rented sector and consider the feasibility of different discretionary licensing options.'

- 10.2 The proposed evidence assessment is highly likely to inform wider strategic and policy issues which the Council can consider. For example, conversions of sheds/garages/outbuildings, exploitation, modern slavery and trafficking, those arriving to the UK through Heathrow, vulnerable tenants etc. Once issues are identified and evidenced, the Council will be in a strong position to consider measures to tackle wider policy areas.
- 10.3 There is a strong chance that many more converted dwellings will be identified through the housing stock survey, which could lead to additional Council Tax and Business Rate income streams for the Council.

11.HMO Controls in Neighbouring Boroughs

- 11.1 The legal controls that are in place in our neighbouring London boroughs will have an influence on how likely it is that a developer or landlord will seek to establish a new HMO in Hillingdon. The controls in place in west London authorities are summarised below:

Borough	Additional licensing	Selective Licensing	Article 4
Barnet	✓	✓	✓
Brent	✓	✓	✓
Ealing	✓	✓	✓
Hammersmith & Fulham	✓	✓	x
Harrow	✓	✓	x
Hounslow	✓	x	✓
Kensington & Chelsea	✓	x	x

12.Renters Rights Bill

- 12.1 On 11 September 2024 the Government introduced the Renters Rights Bill. This Bill, if implemented in full, will introduce a range of new legal requirements and controls in the private rented sector, many of which will add to the responsibilities of local authorities. No information is available currently on how local authorities will be funded to deliver these new responsibilities. Proposed changes include:
- Applying a Decent Homes Standard to the private rented sector for the first time, enforced by local authorities. Landlords who fail to address serious hazards could be fined and face prosecution for non-compliance.
 - Banning rental bidding wars by prohibiting landlords forcing tenants to bid for their properties. Landlords and letting agents will be legally required to publish an asking rent for their property. They will also be banned from asking for, encouraging, or accepting any bids above this price.

- Banning in-tenancy rent increases written into contracts to prevent landlords implementing too high rents mid-tenancy. Under these reforms, landlords will only be allowed to raise the rent once a year, and to the market rate.
 - Abolishing blanket bans on tenants with children or those in receipt of benefits to ensure fair access to housing for all.
 - Introducing a new Private Rented Sector Database to help landlords understand their obligations for compliance and provide tenants the information they need to make informed choices for new tenancies.
 - Strengthening local authority enforcement by expanding civil penalties, introducing a package of investigatory powers.
 - Bringing in a new requirement for local authorities to report on enforcement activity.
- 12.2 The Bill, when enacted will have a significant impact on the workload of the Private Sector Housing Service as it will introduce a Decent Homes Standard for the Private Rented Sector along with new enforcement powers providing greater sanctions. This is likely to bring additional inspection requirements and additional service demand into the Service.
- 12.3 The completion of an up-to-date Housing Stock Survey will enable the Council to better understand the implications of these new powers by providing a full property profile of the private rented sector and indicating the number of HMOs across the borough.

13. Conclusion

- 13.1 This report commits to a timetable for implementation and outlines the necessary steps and considerations for the council to evaluate the need for an Additional Licensing Policy for Houses of Multiple Occupation (HMOs) and the extension of the part-Borough Article 4 Direction which removes permitted development rights for conversion to small (C4) HMOs in Hillingdon. The recommendations would enable the council to determine whether additional controls on HMOs in the borough would help to address the issues identified with unlicensed HMOs, including anti-social behaviour, poor housing conditions, and safety concerns. The process involves gathering extensive data, consulting with various stakeholders, and assessing the resource requirements for effective enforcement.
- 13.2 The workstreams mentioned in this report are currently unbudgeted with the exception of the Housing Tenure Report. However, they utilise in-house resources where possible to keep cost to a minimum.
- 13.3 The Council must also consider the implications of the Renters Rights Bill, which will introduce new regulatory responsibilities and enforcement powers.

Financial Implications

Additional licencing for Houses of Multiple Occupancy is currently at a formative stage and being managed within the existing resource and as such will not require any immediate financial budget.

Approval of this new policy will be decided in February 2026 by Cabinet and upon this decision costs connected to these works will be assessed for budgeting purposes to ensure operational ongoing financial impact will be fully contained within the service area. To that end relevant Fees and Charges will be factored in to ensure full cost recovery.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

Implementing the recommendations within this report will allow the Council to take full stock of the current concerns with HMOs. Data gathered will provide information on ASB, disrepairs, community impact, etc. which will heavily influence the Councils HMO strategy and/or Additional Licensing Policy.

Data will highlight concentrations of HMOs in the borough allowing the Council to consider specific strategies for different areas enabling a targeted approach to HMO regulation and enforcement.

Once data is gathered and the recommended strategy is proposed, residents and the wider community will have an opportunity to submit their views to the Council for full consideration through a full public consultation exercise.

Consultation carried out or required

There is no requirement for public consultation on the recommendations in this report at this stage, however, should the Council propose an Additional Licensing Policy based on the analysis that it is necessary to undertake, a full public consultation and engagement exercise will commence.

As Additional Licensing would have significant impact on HMO administration and management in the borough, a longer consultation period would be recommended. Councils usually consult for a minimum of 10 weeks to ensure that appropriate time is given to full engagement exercises.

If an Article 4 Direction is implemented this would require consultation in accordance with the relevant legislative requirements.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the proposed programme and timetable to develop an Additional Licensing Policy, supported by the data from the ongoing Housing Tenure Survey, along with approval to delegate authority to approve the draft policy and consultation approach based on the emerging evidence, with the outcomes to be reported back to Cabinet in February 2026 for final consideration and approval.

Furthermore, it is noted, the programme to develop the Additional Licensing Policy will utilise existing resources to contain the costs associated with the development of the policy within existing budgets, which will be monitored through the monthly monitoring cycle.

Additionally, it is noted that if in February Cabinet approve the new Additional Policy, the scoping of services resources and relevant fees and charges will be assessed to ensure full cost recovery of the service and included within the MTFS.

Legal

Legal Services confirm that the report accurately sets out the legal position relating to the possible introduction of additional licensing for HMOs and/ or restricting permitted development rights through an Article 4 Direction.

Both statutory processes require a strong evidence base to show that a significant proportion of HMOs are being managed ineffectively so as to give rise to particular problems for occupants or members of the public and, in relation to Article 4, that it is necessary to restrict permitted development rights to protect local amenity or the well-being of an area.

In addition, before any further restrictions can be introduced statutory consultation is required and decisions made by the Council in relation to additional licensing may require approval from the Secretary of State. Further, the Secretary of State has power to revoke an Article 4 direction.

Further legal advice will be given as necessary as the evidence base is collated to assess whether the statutory criteria for further action by the Council are satisfied.

BACKGROUND PAPERS

- [Housing Act 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2004/28/contents/enacted)
- [The Licensing and Management of Houses in Multiple Occupation \(Additional Provisions\) \(England\) Regulations 2007 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2007/2686/contents/made)
- [Houses in multiple occupation and residential property licensing reform: guidance for local housing authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/houses-in-multiple-occupation-and-residential-property-licensing-reform-guidance-for-local-housing-authorities)

Appendix 1- Controls on HMOs in other London Boroughs

Property Licensing Schemes Across London			
	Mandatory	Additional	Selective
Barking & Dagenham	✓	Consultation ended April 2024	Scheme Ended 31 August 2024
Barnet	✓	✓	×
Bexley	✓	×	×
Brent	✓	✓	✓
Bromley	✓	×	×
Camden	✓	✓	×
City of London	✓	×	×
Croydon	✓	×	×
Ealing	✓	✓	✓
Enfield	✓	✓	✓
Greenwich	✓	✓	✓
Hackney	✓	✓	✓
Hammersmith & Fulham	✓	✓	✓
Haringey	✓	✓	✓
Havering	✓	✓	✓
Hillingdon	✓	×	×
Hounslow	✓	✓	×
Islington	✓	✓	✓
Kensington & Chelsea	✓	✓	✓
Kingston Upon Thames	✓	×	×
Lambeth	✓	✓	✓
Lewisham	✓	✓	✓
Merton	✓	✓	✓
Newham	✓	✓	✓
Redbridge	✓	✓	✓
Richmond Upon Thames	✓	×	×
Southwark	✓	✓	✓
Sutton	✓	×	×
Tower Hamlets	✓	✓	✓
Waltham Forest	✓	✓	✓
Wandsworth	✓	Consulting on additional licensing ends 14 Oct 2024	Consulting on selective licensing ends 14 Oct 2024
Westminster	✓	✓	×