

# Property Licensing & Housing Enforcement

Proposed new additional licensing scheme for houses in multiple occupation 2025-2030

A graphic for HMO Licensing featuring a large blue outline of a house on the left. To the right, the text 'HMO Licensing' is written in large white letters, with 'Additional Licensing of HMOs' in smaller white letters below it. The background is dark blue with a hexagonal pattern.

**HMO  
Licensing**  
Additional Licensing of HMOs

**Have your say**

# HMO licensing explained

## Mandatory



## Additional



# Mandatory Licensing



- National Scheme since 2006 which local councils **must** carry out
- Applies to private rented properties shared by five or more people from more than one household.



# Additional HMO Licensing



- A five-year city-wide scheme which began in May 2020 where the council has evidence of a need to improve standards of quality and safety
- Applies to private rented properties shared by three or more people from more than one household
- Poorly converted self-contained flats that do not meet building regulations.
- Purpose built student accommodation run by private providers where students live in “cluster” flats where the accommodation is not managed and controlled by educational establishments.



# Scheme objectives

- Additional Licensing designation May 2020
- Improve property conditions
- Improve property management
- Tackle ASB
- Improve waste management



# HMO Licensing review - 2023



- Legal duty to review current scheme
- 12-week consultation between July & October 2023
- Ward drop in sessions
- Online survey
- Properties are still being managed “*sufficiently ineffectively*”



# What issues did the review reveal?

5,232 conditions related to Fire safety

1,606 related to Health and Safety

4,760 related to a lack of amenities and facilities

1095 chase letters/emails to landlords to make their HMO applications valid

78 Civil Penalties to landlords who failed to licence their HMOs

222 Civil Penalties to landlords who for breaching HMO Management Regulations



# Renewal Consultation 2025-2030

## What are we proposing?

- *A city-wide scheme, which will last for five years.*
- *Applies to private rented properties shared by three or more people from more than one household and poorly converted self-contained flats.*
- *Student accommodation run by private providers where students live in “cluster flats” where the accommodation is NOT Managed and controlled by Educational Establishments.*





# Renewal Consultation 2025-2030

## Why are the council consulting on renewing the scheme?

*The recent review of the current scheme has highlighted that properties are still being managed ineffectively and more work needs to be done to improve the management and conditions of the HMOs within the city.*

## Why don't you just go ahead and introduce Additional Licensing without consultation?

*It is a statutory requirement that the Council consult with all residents, landlords, business and other stakeholders to introduce an Additional Licensing.*

## We also want stakeholders' views

*What should a new scheme look like?*

*What can we do to improve the scheme?*

*Are there any alternatives?*

*What would happen if the scheme wasn't renewed?*



# Renewal Consultation 2025-2030

## Are these just money-making schemes?

*No. The proposed fees for the schemes have been solely calculated on meeting the costs of administering and delivering the schemes as required by law.*

## What happens after the consultation?

*A consultation report will be produced to record the views/opinions of those consulted after which time the Council will then decide whether:*

- *Not to proceed with the licensing scheme at this time*
- *Change the proposed licensing scheme and implement it*
- *Approve the city-wide licensing scheme and implement it*



# Potential benefits of the scheme

- Reduced levels of anti-social behaviour.
- Providing Coventry residents with a more desirable place to live in and enjoy.
- Improving poor property conditions and management of privately rented properties.
- Reducing levels of sub-standard and overcrowded living conditions.
- Educating landlords and tenants about their responsibilities and the impact of their behaviour(s) on the local communities and neighbourhoods.
- Encouraging more professional landlords, thus creating a level playing field.
- Supporting and advising landlords on property conditions and those who might not necessarily be aware of their responsibilities.
- Reduction in rogue landlord activity through a “fit and proper person” requirement for landlords and agents.
- Requirement for absentee or unprofessional landlords to use professional managing agents to manage their properties.



The link to the survey and the dates for each drop-in session can be found by accessing the following links.

[www.coventry.gov.uk/hmoconsultation](http://www.coventry.gov.uk/hmoconsultation)



# Thank you for listening.

