

**CUSTOMER AND COMMUNITY SCRUTINY PANEL - WEDNESDAY, 6TH JULY,
2022**

SUPPLEMENTARY PAPERS

The following Slides were tabled at the meeting.

<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
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Property Licensing Update

Customer and Community Scrutiny Panel

06 July 2022: 18:30

Rhian Richards, housing regulation manager

Background

There are 3 property licensing schemes operating in Slough:

In the case of Houses in Multiple Occupation (HMOs):

Mandatory HMO Licensing; includes larger HMOs occupied by 5 or more persons

Additional HMO Licensing: includes all other HMOs in the borough not covered by the mandatory scheme

In the case of houses occupied by a single household (Part 3 Houses):

Selective Licensing: including all privately rented accommodation let under an AST or licence in an area designated for Selective Licensing (*most of* Chalvey and Central Wards)

Operation of the Mandatory Scheme is a statutory requirement, the Additional and Selective Schemes are discretionary and were approved in March 2019 and came into force in July 2019

Public Register of Licensed Properties

The Council is obliged to keep a register of licensed properties which is accessible via Slough

*

On the 02 March 2022 there were 3218 properties listed on the Public Register:

277 HMOs (Mandatory)

92 HMOs (Additional)

2849 Part 3 Houses

Estimates obtained prior to the introduction of the schemes suggested that Slough could have 3500 HMOs and there are around 3700 privately rented properties in the area designated for Selective Licensing.

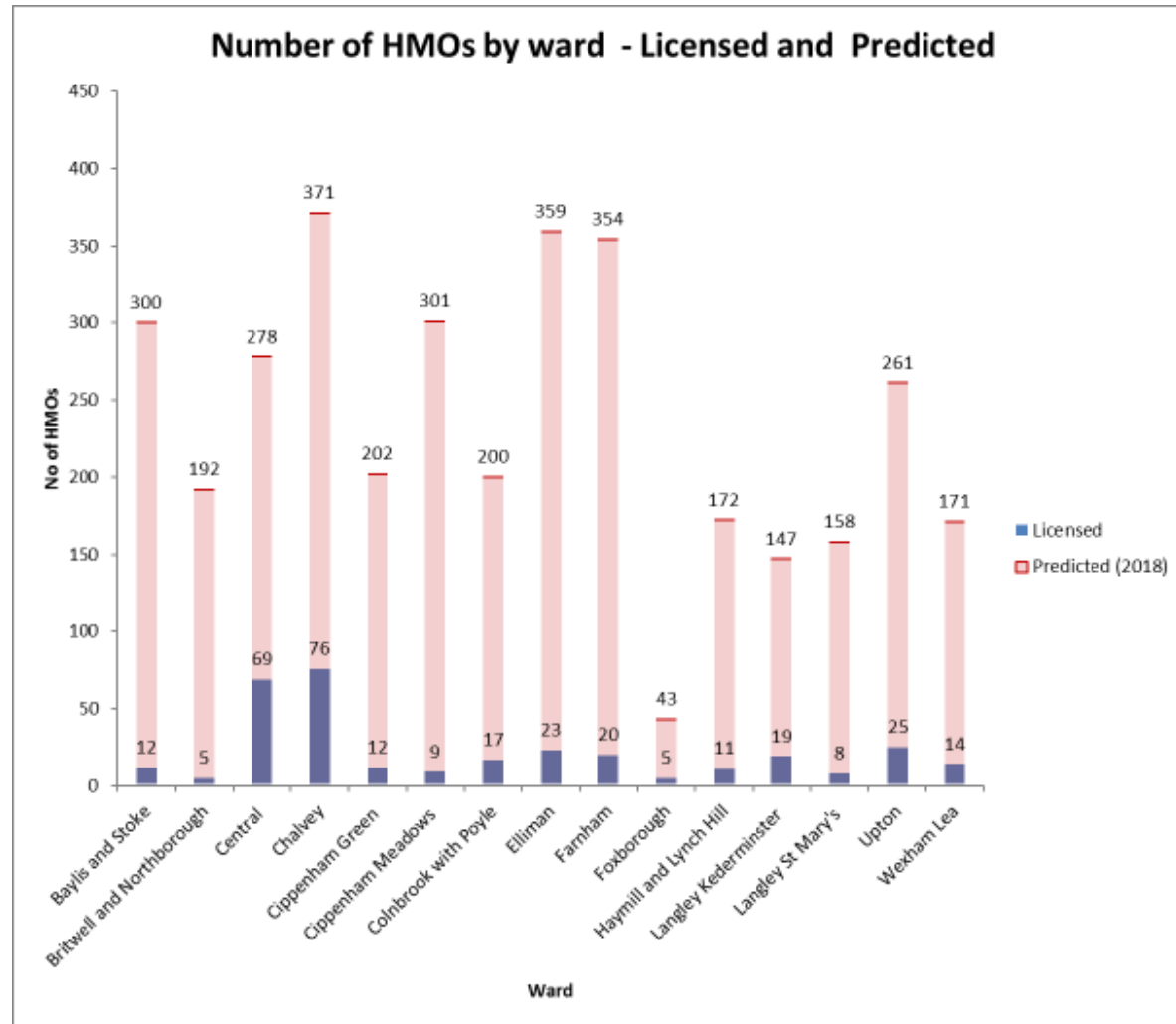
The public register lists only those properties currently subject to a valid licence and does not include properties subject to an application but not yet licensed; nor does it contain expired or revoked licences.

Licence Applications

The table below shows the actual number of applications received each year of the scheme, for each licence type, and the number of applications the Council projected would be received. The brackets contained revised projections. The report contains further figures illustrating the pattern of applications received over time.

	Projected number of selective licence applications	Actual number of selective licence applications	Projected number of HMO licence applications	Actual number of HMO licence applications
2019/20 (year 1)	550	2002	400	200
2020/21 (year 2)	450 (150)	470	450 (350)	113
2021/22 (year 3)	200 (150)	652	450 (400)	114
2022/23 (year 4)	200 (150)		350 (300)	
2023/24 (year 5)	200		150	
Total to date		3124		427

Number of HMO licence applications by Ward



Licensing Activity- Requirement to Licence

Covid lockdowns presented a challenge for operational teams; particularly with regard to Licensing.

Despite the challenges officers were able to use data held by the Council to help identify potentially unlicensed properties.

In addition, as restrictions were lifted, officers carried out operation in 3 wards in Slough in the Spring and Summer of 2021. Officers knocked on hundreds of doors, speaking to residents, obtaining landlords contact details.

Between April 2020 and March 2022 Officer interventions led to the submission of **543** licence applications.

Outputs

Since 1 April 2019, 255 licensed or licensable properties were identified as having either Category 1 or Category 2 hazards, 70 Contained Category 1 Hazards
131 properties have been improved; 59 HMOs and 72 family homes
61 of those properties were inspected as part of licensing processes, and not as a result of a complaint from the occupant about the landlords failure to repair.
Licensing has been used to good effect to deal with anti-social behaviour and the report contains some anonymised examples

Enforcement

B News ▶ Reading & Berkshire News ▶ Slough

Rogue Slough landlord 'cared not one bit' about safety as 11 people found living in house of hazards

Reading Magistrates' Court slapped a hefty fine on landlord Fahed Alam Choudhry who breached a range of safety rules

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 COMMENTS

By [Liam Trim](#) Digital Publishing Editor

08:14, 8 FEB 2022

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Future

Recruitment and development of staff

Implementation of set of new policies and protocols

Focus on highest risk properties and shift of focus toward compliance checks

Data collection to establish true costs of delivering the schemes

Evaluation of impact and consideration of options for the future



Specific queries regarding the report please contact Rhian Richards, housing regulation manager

General enquiries regarding Licensing or housing regulation should be emailed to

privatesectorhousing1@slough.gov.uk

Further information about property licensing can be found on

