

This newsletter is from B&NES Housing Services and is designed to provide you with current information relevant to your Licensed HMO.

## HMO Licensing in Bath and North East Somerset

The Council has two HMO licensing schemes in B&NES covering around 10% of the private rented stock:

- Mandatory licensing which covers all HMOs with 3 or more floors and 5 or more people sharing facilities. There are currently 472 properties in the mandatory scheme across the whole of B&NES.
- Additional licensing which covers all HMOs (3 or more people) with shared facilities (regardless of storeys) in the Oldfield, Westmoreland and Widcombe area. There are over 1,020 properties in the additional scheme.

## HMO Licensing review

We are reviewing the existing additional licensing scheme which ends in Dec 2018 and considering the impact of the forthcoming changes to mandatory licensing (see over page).

We will also look to see whether there is evidence to suggest that additional licensing should be continued, expanded or simply come to an end.

In doing this we will seek views from tenants, landlords and residents.

If there is evidence to suggest a new scheme is justified we will look to publically consult in early 2018.

## Landlord survey

We want to know what you think about the Additional Licensing scheme. Please take 5 minutes to tell us your views and help influence future decisions:

### [Landlord HMO survey](#)

Completed surveys will be entered into a draw to win one of **five £30** High Street vouchers.



## Find out more

- Web: [www.bathnes.gov.uk/hmos](http://www.bathnes.gov.uk/hmos)
- Email: [hmo\\_licensing@bathnes.gov.uk](mailto:hmo_licensing@bathnes.gov.uk)

## Enforcement – 2016/17

- Landlord and manager ordered to pay a combined amount of **£28,528** for failing to licence an HMO under the mandatory scheme.
- Landlord fined a total of **£2,600** for failing to licence an HMO under additional licensing and return **£400** in rent.
- **£6,319** fine for landlord who breached management regulations and failed to licence property.
- **19** Simple Cautions issued for additional licensing offences.

## Gardens are growing

Please keep an eye on your HMO gardens to ensure they are being kept tidy and under control.

Guidance is available from [www.bathnes.gov.uk/hmos](http://www.bathnes.gov.uk/hmos) under '[Latest News](#)'

## West of England Rental Standard

### Endorsed partner organisations

- Bristol SU Lettings
- Bristol Association of Letting and Management Agents (BALMA)
- National Approved Letting Scheme (NALS)
- Royal Institute of Chartered Surveyors (RICS)
- South West Landlords Association (SWLA)



## Student move out

Move out time for students is one of the most challenging times of the year which can have a big impact on neighbours.

We would appreciate your help in visiting your properties as soon as possible after tenants vacate in the summer to remove any waste that may have been left so it can be removed straight away.

Waste Services will continue to work with students to encourage them to donate items to charity and use existing waste and recycling collections in the weeks leading up to them moving.

Students can access the recycling centre for free using their ID cards and use British Heart Foundation donation banks at both University campuses and in the local area.

For more information visit:

[www.bathnes.gov.uk/wasteservices](http://www.bathnes.gov.uk/wasteservices)

**Guidance on meeting licence conditions for gardens and rubbish is available from [www.bathnes.gov.uk/hmos](http://www.bathnes.gov.uk/hmos) under '[Latest News](#)'**

## Legislation update

- **Civil Penalty Notices:** Financial penalties for some housing offences of up to £30,000. (April '17)
- **Rent repayment Orders:** Tenants and Councils will be able to apply to reclaim rent where there is a clear offence under the Housing Act 2004. (April '17)
- **Banning orders:** Councils will be able to apply for a landlord to be banned from renting property. Banning orders will last for at least 12 months and breaching a banning order could result in a custodial sentence or unlimited fine. (expected Oct '17)
- **Rogue landlords:** A national database of rogue landlords who have been convicted of offences or received more than one financial penalty. (expected Oct '17)
- **Mandatory licensing changes:** The condition relating to 3 or more storeys will be removed meaning that nationally, most HMOs with 5 or more people sharing facilities will require a licence. (expected Oct '17)
- **Minimum room sizes in licensed HMOs:** Single occupancy bedroom min. 6.52sq.m; double occupancy min. 10.23sq.m. Ceiling height min. 1.5m. Bedrooms below these sizes will be disregarded. As yet no indication on how this will be introduced. (expected Oct '17)

**For more information on these and other legal changes visit [www.bathnes.gov.uk/hmos](http://www.bathnes.gov.uk/hmos) under '[Latest News](#)'**

## Change of use to an HMO in the City of Bath

Planning are reviewing the policy which may further restrict when a family home can be converted to an HMO. Currently where there are 25% HMOs in an area then new HMOs are not permitted. The Council are consulting on whether to maintain the current threshold or decrease this to 10, 15 or 20%.

Further information:

[www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo)