
To: Cabinet

Date: 27th August 2024

Subject: Additional HMO Licensing Scheme Renewal 2025-2030

1 Purpose of the Note

- 1.1 To inform Cabinet of the recommendations from Scrutiny Co-ordination Committee on their consideration of the report on the Additional HMO Licensing Scheme Renewal 2025-2030.

2 Recommendations

- 2.1 Scrutiny Co-ordination Committee recommend that:
- 1) Cabinet agrees the recommendations in the report.

3 Information and Background

- 3.1 At their meeting on the 21st August 2024, Scrutiny Co-ordination Committee considered a report on the Additional HMO Licensing Scheme Renewal 2025-2030.
- 3.2 Members questioned officers and got responses on the following areas:
- The different powers under the Article 4 Direction and the Additional Licensing Scheme and that officers work closely with Planning colleagues.
 - A summary of the definition of an HMO
 - That the licensing process required a period of time for checks to be made before issuing a licence and if that extended beyond 20 weeks then tacit approval is given but that there was confidence this timescale could be met.
 - Whether ward level data was available on current licenses as well as enforcement actions.
 - That the landlord was responsible for large items of furniture that was left outside at the end of a tenancy, however, refuse management was the responsibility of the tenants.
 - The work that officers had done to engage students in the consultation, as well as work with the universities to raise awareness with students of their rights under the licensing scheme. This included engagement in open day activities, as well as sharing information with the student unions.

- The estimated numbers of HMO's in the city compared to the number of licenses issued and ways to improve data collection and analysis.
- The change in focus from working with good landlords to raise awareness of the scheme, to identifying those landlords that are avoiding licensing and to pro-actively work towards bringing properties into compliance.
- The focus of work shouldn't just be with students are there are other transient populations which will be affected.

3.3 Members requested further information on:

- The link to the register of licensed HMO's and whether this information could be provided on a ward map.
- Information on enforcement activity be provided at a ward level
- Action be taken to engage students in future consultations.
- The Communities and Neighbourhoods Scrutiny Board (4) be kept updated on this issue.
- Officers provide information on Coventry's performance nationally with regard to enforcement and additional licensing.

4 Health Inequalities Impact

- 4.1 A full EIA has been completed as part of the Cabinet Report at Appendix 6, including health inequalities. There is significant body of evidence (Marmot Review) which demonstrates that there is a strong link between a resident's health and poor housing. By raising the standard of housing, it will have a positive impact on a resident's health and wellbeing.

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