

FOI 362/2015

REQUEST

I request the following information:

1. How many HMOs do you perceive there to be in your local authority?
 - a. Number requiring mandatory licencing
 - b. Total HMOs in the area
2. The Census 2011 identified that 1,603 households (of which 4 are students) are living in HMOs in Tendring (please note this is the number of households rather than number of properties). Is this reflective of the current perception in the council as to the number of HMOs in the borough?
3. How many dedicated officers does the borough have that deal with licencing, enforcement and management of HMOs? If none, which role is responsible and what % of their role is spent on HMOs?
4. Would you consider the current level of resources to be sufficient?
5. In the management of HMOs, approximately what % of time is spent on the following?
 - a. Licencing
 - b. Enforcement
 - c. Inspection
 - d. Identifying HMOs
6. How many inspections are completed on average each month?
7. How are HMOs typically identified e.g. referrals from local residents?
8. Is any proactive action taken in identifying HMOs e.g. liaising with landlords, educational institutions?
9. Do you perceive there to be more HMOs in the borough than currently identified and to what extent e.g. significantly more?
10. Do you perceive the number of HMOs to be growing?
11. Do you perceive standards in HMOs to be improving, staying the same or getting worse?
12. What data collection and measurement do you have in place to monitor the management of HMOs?
13. Do you have an additional licencing scheme?
14. If yes, has this improved the management or identification of HMOs?
15. Are you taking any proactive action to increase the number of HMOs in the local authority area?
16. Have you reviewed your strategy to HMOs in response to increasing numbers?

RESPONSE

Please see responses below in red.

We have not answered the questions that ask for an opinion, as we feel that we should not be speculating on issues relating to HMOs and should concentrate on the verifiable figures.

1. How many HMOs do you perceive there to be in your local authority? **A recent BRE report Identified Over 500 HMOs but this figure included Registered Social Landlord properties**
 - a. Number requiring mandatory licencing **32**
 - b. Total HMOs in the area **150**
2. The Census 2011 identified that 1,603 households (of which 4 are students) are living in HMOs in Tendring (please note this is the number of households rather than number

of properties). Is this reflective of the current perception in the council as to the number of HMOs in the borough?

3. How many dedicated officers does the borough have that deal with licencing, enforcement and management of HMOs? If none, which role is responsible and what % of their role is spent on HMOs? **2. Approx 50%**

4. Would you consider the current level of resources to be sufficient?

5. In the management of HMOs, approximately what % of time is spent on the following?

a. Licencing **10%**

b. Enforcement **40%**

c. Inspection **40%**

d. Identifying HMOs **10%**

6. How many inspections are completed on average each month? **8**

7. How are HMOs typically identified e.g. referrals from local residents? **Local residents, other council departments, external organisations and proactive searches.**

8. Is any proactive action taken in identifying HMOs e.g. liaising with landlords, educational institutions? **Yes (see above)**

9. Do you perceive there to be more HMOs in the borough than currently identified and to what extent e.g. significantly more?

10. Do you perceive the number of HMOs to be growing?

11. Do you perceive standards in HMOs to be improving, staying the same or getting worse?

12. What data collection and measurement do you have in place to monitor the management of HMOs?

13. Do you have an additional licencing scheme? **No**

14. If yes, has this improved the management or identification of HMOs?

15. Are you taking any proactive action to increase the number of HMOs in the local authority area? **No**

16. Have you reviewed your strategy to HMOs in response to increasing numbers? **No**