



Draft

**Proposed Additional Licensing Scheme –
Consultation 2018**

Bristol Neighbourhood Planning Network Briefing



Bristol Profile – Building Research Establishment Report 2017

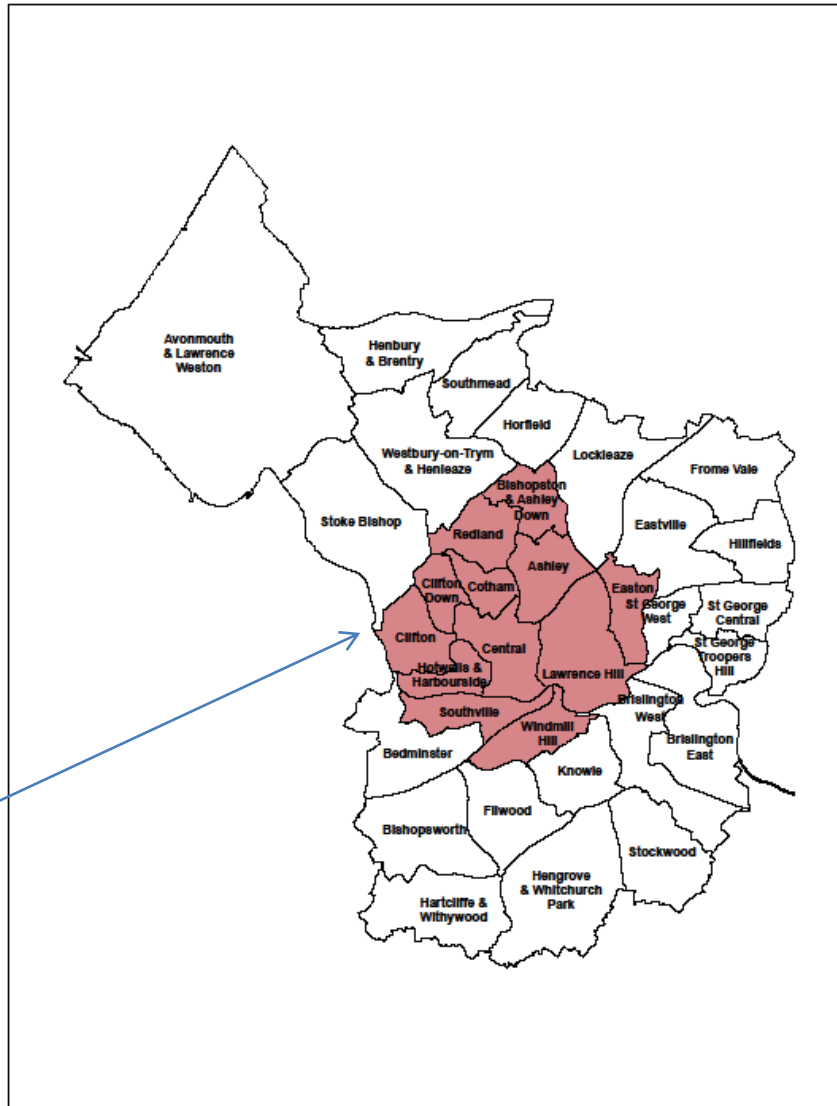
- There are 200,945 dwellings in Bristol
- Private Sector housing accounts for 81.5% of the stock
- PRS accounts for 28.9% and growing
- This is 9% above the national average
- 22% of PRS are Houses in Multiple Occupation (HMOs) (12, 559)
- 62% HMOs are in the central wards of Bristol
- 20% are mandatory licensable HMOs
- 80% (6225 properties) potentially meet ‘Additional’ licensing criteria
- HMOs in the private rented sector in Bristol are generally in poorer condition than non-HMOs



Building Research Establishment data analysis on HMOs

| Indicator | | Private Rented Stock | | | |
|--|--------------|----------------------|------------|----------|-----|
| | | HMOs | | Non HMOs | |
| | | No | % | No | % |
| Number of dwellings | | 12,559 | 22% | 45,480 | 78% |
| HHSRS Category 1 Hazards | All Hazards | 2,738 | 22% | 5,827 | 13% |
| | Excess Cold | 500 | 4% | 1,200 | 3% |
| | Fall Hazards | 1,941 | 15% | 2,111 | 5% |
| Disrepair | | 1,176 | 9% | 2,793 | 6% |
| Fuel poverty (10%) | | 2,269 | 18% | 5,704 | 13% |
| Fuel poverty (Low income / High costs) | | 2,066 | 16% | 4,683 | 10% |
| Low income households | | 1,839 | 15% | 6,743 | 15% |

Proposed Additional Licensing Scheme 2018 2016 Ward boundaries



62% of all
HMOs in
Bristol are in
these wards

Private Housing – Management Issues

| Private Housing complaints received in the five-year period to 20 December 2017 | Citywide Total | HMOs citywide | PRS in area | HMOs in Proposed area |
|---|----------------|---------------|-------------|-----------------------|
| Private housing complaints received | 8244 | 2768 (34%) | 4046 (49%) | 1470 (18%) |
| Actions against poor management | 1678 | 1481 (88%) | 1244 (74%) | 1206 (72%) |
| Actions to resolve poor housing conditions | 2787 | 602 (22%) | 1647 (59%) | 427 (15%) |

Consultation

- Planning to start 12 week consultation from 19th February to 13th May 2018
- Support from BCC Communications & Marketing Team
- Must consult with those affected by possible designation i.e. Landlords and Managing Agents, Private Tenants in the area, other residents, landlord and tenant organisations, student union, councillors/MPs, statutory and third sector organisations.

Communication Plan

- There is no formal list with all private rented properties in the City on it. Therefore the address list will be compiled from Council Tax records, EPC, Tenancy Deposit Protection scheme and local data sources;
- Press release, City e-news, community newsletters etc.
- On-line questionnaire
- Websites - ours and landlord, tenant & property sites
- Mailshots and Emails (landlord liaison database)
- Postcards and posters distributed to libraries, community groups and councillors
- University networks
- Landlord Forum
- Customer Service Point & Library screens with link
- Facebook and Twitter posts and YouTube headers
- LA Partners and other council departments



Proposed Fees – Yet to be confirmed

- Licence fee income can only be used for the administration and monitoring of the designated licensing scheme
- Fee structure proposed using same methodology as that for Mandatory Licensing
- Discounts may be offered to landlords for compliance
- No discounts are given to applications made after the relevant deadline
- Loans may be available to landlords to help fund works needed to bring up to licensing standards

Property licensing Conditions

These include:

- Meet HMO licensing standards and the manager must undertake all work contained in the license regarding fire precautions, space heating, bathroom facilities, personal washing facilities, toilet facilities and kitchen facilities;
- Be maintained in good repair and facilities and equipment must be kept in a safe condition and good working order;
- Have valid fire alarm, emergency lighting and gas and electrical safety test certificates and EPC
- Tenants provided with a written tenancy agreement
- Have a working smoke alarm installed on each floor and where there is a solid fuel burning combustion appliance, a carbon monoxide alarm

Additional items will be considered as part of the licensing consultation process.



Conclusion

- Consultation on a new property licensing scheme will start on the 19th of Feb
- Consultation will last for 12 weeks
- Decision needs Cabinet approval
- If approved, likely introduction of scheme late autumn 2018.....

Questions?

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