

Proposed Additional Licensing Scheme of Houses in Multiple Occupation for the Royal Borough of Greenwich – Data Overview Document

Royal Borough of Greenwich (RBG) implemented a borough-wide HMO Additional Licensing scheme on 1 October 2017. The designation came to an end on 30 September 2022 - 5 years after commencing.

Well managed HMOs with good standards, provide a decent and affordable housing option. The licensing scheme has made good progress in improving standards in HMOs within the 2017 to 2022 scheme designation, however, there are still a significant number of properties that remain unlicensed.

Strategic context

The Royal Borough of Greenwich's corporate plan, named [Our Greenwich](#), sets out the vision and priorities that will guide our organisation through the next four years.

Mission 6 of Our Greenwich; People in Greenwich have access to a safe and secure home that meets their needs

Outcomes this mission will deliver

There are enough housing options available to meet the needs of our communities	Renters in the borough have security and stability in their homes	Residents live in homes that are safe, warm and more sustainable
Residents with specific needs are able to access housing that best supports their life and independence	No resident sleeps on the streets	

Our mission success measures include:

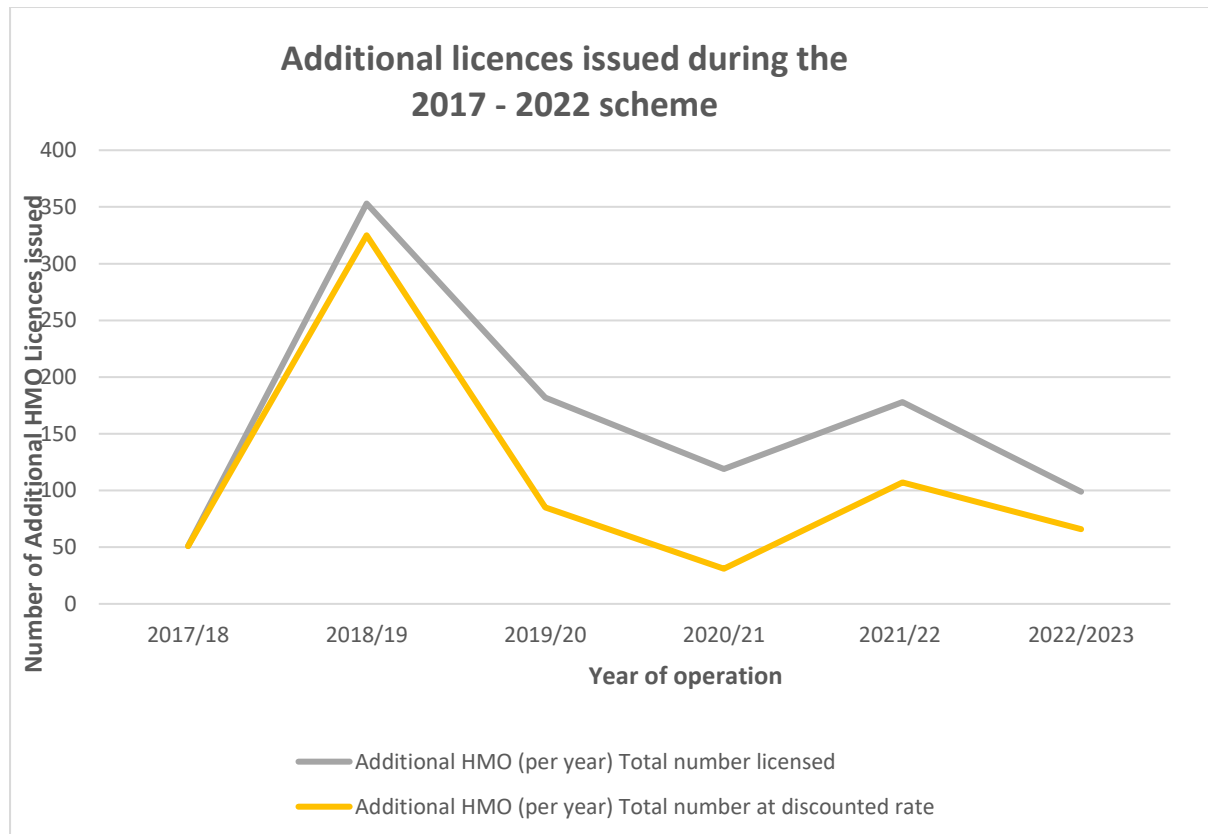
- ❖ **Mission success measure C: Households prevented from homelessness**
- ❖ **Mission success measure D: Houses assessed and found to be non-compliant under the Housing Health and Safety Rating System**
- ❖ **Mission success measure G: Percentage of non-compliant applicants for property licences**
- ❖ **Mission success measure H: Number of properties deemed non-compliant for fire safety**

Proposal for a new scheme

We began a public consultation on 13th January 2023 on a proposal to introduce another five-year scheme from September 2023.

Renewing the scheme will make sure the Royal Borough of Greenwich continues to make homes in the borough safe, well managed and well maintained, as set out in mission 6 of Our Greenwich. We will also be able to continue to tackle rogue landlords who own or rent an HMO without a licence.

How many licences did we issue?



982 Licences were issued under the Additional Licensing scheme, 830 remained live when the scheme ended. Changes to Housing Act legislation amended the definition of a Mandatory HMO therefore, 500 licences originally issued under the Additional Licensing scheme were passported to Mandatory.

How many inspections were completed?

Compliance visits completed	1075
Other visits / visits to suspected HMO	481
Application visit assessment (prior to issuing licence)	45

We have identified some issues with the way our data has been captured and this has resulted in some mandatory compliance inspections being counted in reports. Initial data cleansing indicates that 812 of the total compliance visits were to properties under the Additional Licensing Scheme. Only 17 of the total compliance visits were completed in the final 18 months of the scheme. This is considered low and proposals for a new scheme include plans to ensure that compliance visits are distributed more evenly across the 5-year duration.

A review of the Councils Additional (HMO) Licensing scheme designation was conducted in late 2021 and finalised in 2022. The data in this document supersedes that in the MEL document titled 'Independent review of the additional HMO licensing scheme' and dated October 2022.

Number of properties issued with notices by type

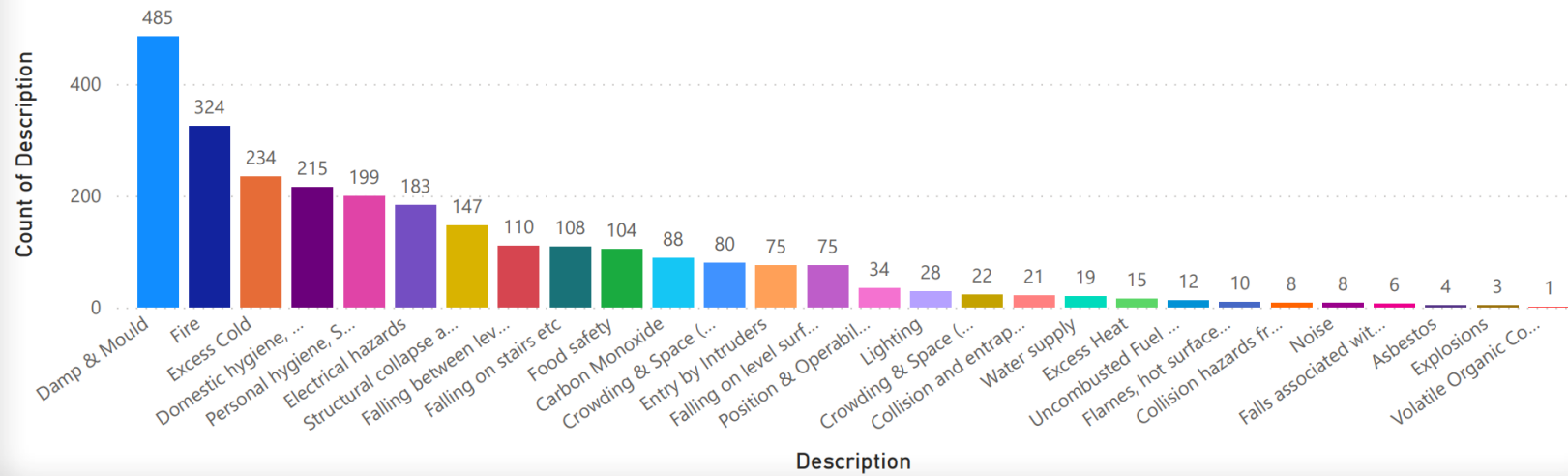
Type of Notice	Count of Notice Type
Civil Penalty Notice under section 249 of the Housing Act 2004	92
HMO Declaration s255 Notice	30
Improvement Notice s11	10
Improvement Notice s11 & s12	63
Improvement Notice s12	6
Prohibition Order s20	11
Prohibition Order s20 & s21	4
Prohibition Order s21	1
Suspended Prohibition Order s20	6
Total	223

Our Service and Enforcement

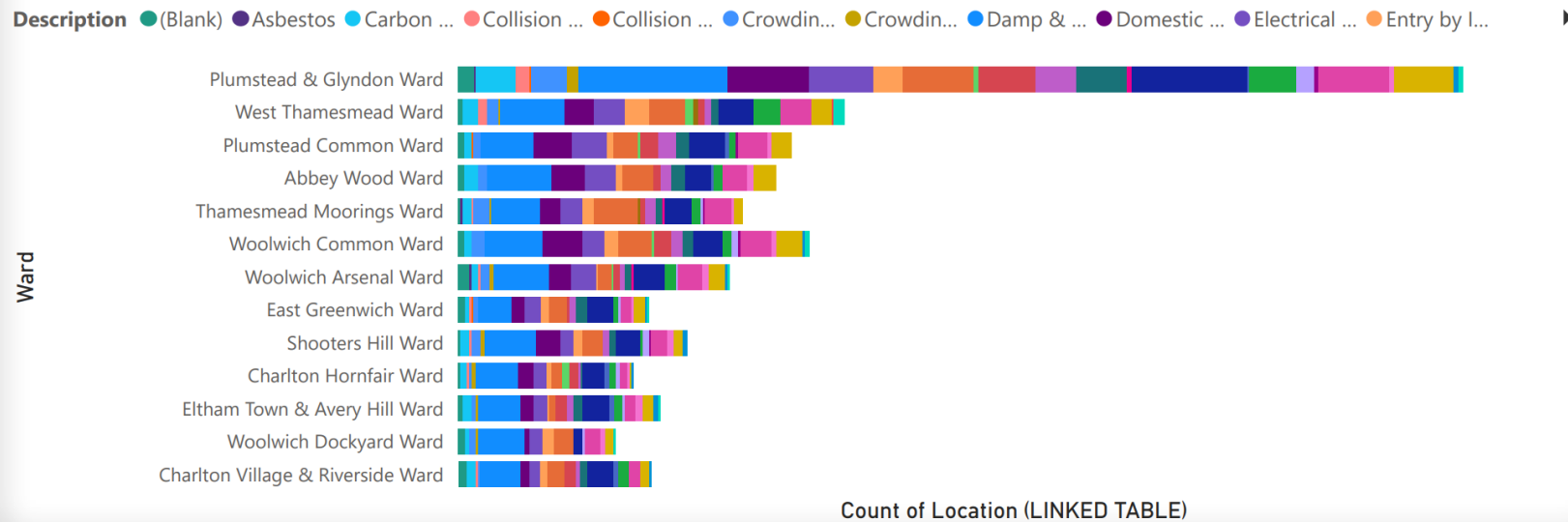
We have a general enforcement team that regulates standards across all Private Rented Property in the borough, not just HMO properties. Our data therefore provides a full picture of the general impact across all tenures, in which property licensing is one tool, used to target properties which do not meet the minimum standards, or fail to licence.

A breakdown of all hazards (HHSRS) identified across all tenures (2018-2022) is provided in the charts below and is also broken down by ward.

Instances of HHSRS Outcomes



HHSRS outcomes by Ward



Glossary of terms and abbreviations

Additional HMO Licensing	The requirement to license smaller HMOs, occupied by 3 or more persons who form more than one household (section 254 of the HA 2004); and certain buildings converted wholly into self-contained flats (section 257 of the HA 2004).
Compliance visit	A visit to assess standards and compliance with the conditions of the licence
HA 2004	The Housing Act 2004
Hazards	Hazards identified in the housing health and safety rating system (HHSRS) . There are 29 categories of housing hazard.
HMO	A house in multiple occupation
HHSRS	The housing health and safety rating system (HHSRS) is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings.
Mandatory HMO Licensing	<p>A property is defined as a large (Mandatory) HMO if all the following apply:</p> <p>it is rented to 5 or more people who form more than 1 household some or all tenants share toilet, bathroom or kitchen facilities at least 1 tenant pays rent (or their employer pays it for them)</p>
Our Greenwich	The Royal Borough of Greenwich's corporate plan
Passported	The passporting of licences granted under additional licensing schemes into the mandatory licensing regime.
RBG	Royal Borough of Greenwich