

Priority 5

Create homes and communities where people choose to live and are able to thrive

Objective 3:

Drive up the quality of housing for all residents



Indicator 3C:

Private rented sector households in safer licensed conditions



Target:

1,800 households in safer conditions by March 2018

Private households in safer conditions (cumulative)



To issue a licence, we have to gain access to all units within the property, do a detailed inspection, prepare the plans, consult with the fire service and issue a specification of works. We also may have to serve an Improvement Notice to cover other repair works that cannot be included within the licence conditions.

Current legislation means that licensing will continue within the Tottenham area only.

What does the data say?

It is likely that there are anywhere up to 12,000 HMO type properties within the borough. These HMO will be a mix of those which require a Mandatory HMO License and those which require an Additional HMO Licence (Tottenham only)

There are approximately 2,000 HMO properties within the Tottenham Additional Licensing Area (TALA).

A detailed review of HMOs in Tottenham identified that of these around 900 may require a license. Licensing a property means that the conditions in each household within the property meet required standards.

The target to improved living conditions for 1,800 households using our existing licensing schemes **has not been met**, and only 1,546 households are living in safer licensed conditions.

This is because a Government motion to redefine Mandatory HMO licensing has not yet been introduced, which we had included in our forecast. The proposed revised date was October 2017 which we thought would have allowed us enough time to still meet the target. However the extension has not been introduced and despite efforts to increase the level of Additional HMO Licensing to meet the target we have still fallen short by 491 households.

This indicator is now Grey because currently there is insufficient data to assign a RAG status for Q1