

Consultation – Proposed Extension of Property Licensing

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Reading
Borough Council

Working better with you

Agenda

- Housekeeping
- Where we are now
- Housing stock condition report
- Proposals
- How you can have your say
- Feedback session this evening

Definition of a HMO and current scheme

A building, part of a building or a flat is a house in multiple occupation (hmo) if it is occupied by 3 or more people forming 2 or more households

- usually some sharing of amenities, or
- the accommodation is lacking in a basic amenity such as a toilet, bathroom or cooking facilities

Use as main residence

Buildings converted into flats which were not converted to post 1991 building regulations standards can also be HMOs

Since October 2018 the 3 storey criteria was removed and all HMOs require a licence if they are

- Occupied by 5 or more people;
Forming 2 or more households;

This is the national mandatory licensing scheme, which covers around 1,400 properties in Reading, we receive around 30 applications per month and issue around the same number of licences each month.

Current activity & stock condition report

- We recorded 3,117 complaints and service requests from private tenants and others linked to PRS properties over 5-years.
- The PRS in Reading is distributed across all 16 wards. Reading's PRS is now calculated to be 39.9% of all housing stock.
- There are 4,297 private rented properties in Reading that are likely to have at least 1 serious housing hazard distributed across all wards.
- Reading's HMO population has been estimated to comprise a total of 3,272 properties (not including self contained flats).
- Analysis shows that 1,230 HMOs in Reading are predicted to have at least one serious hazard.

Also issues of antisocial behaviour such as noise nuisance, particularly in relation to HMOs

Property conditions in the PRS

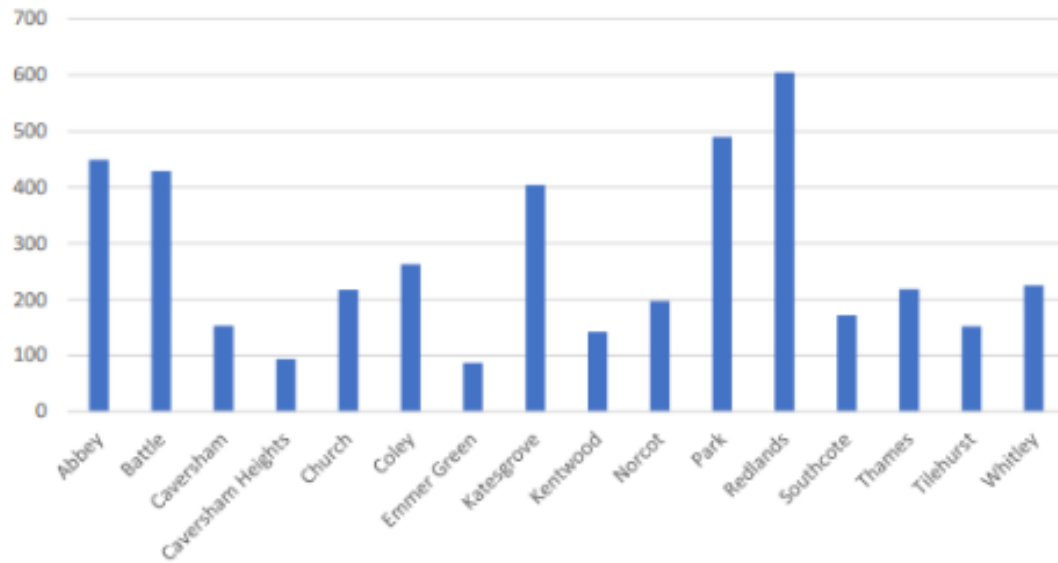


Figure 16. Predicted number of dwellings with serious hazards by ward (Source: Ti 2023).

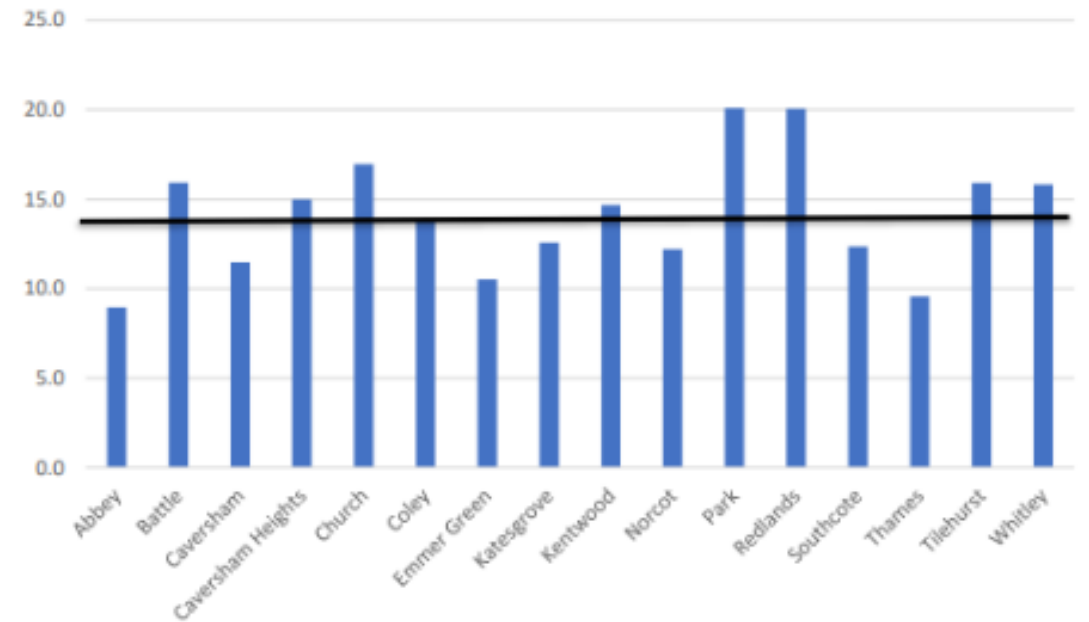
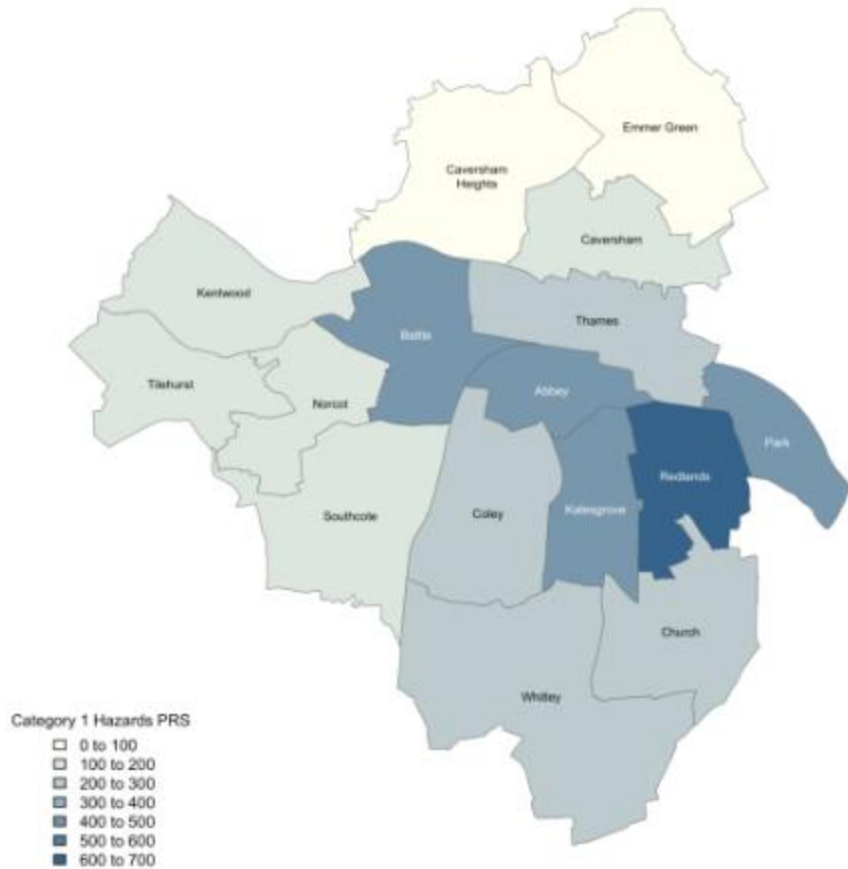


Figure 17 Rates per 100 PRS properties of predicted Category 1 & 2, HHSRS hazards by ward (Source: Ti 2023). Horizontal black line shows national average for Category 1 hazards 2022 (14 per 100) ²²

Property conditions in the PRS



Map 4. Distribution of PRS dwellings with predicted Category 1 & 2 hazards (HHSRS) (Source: Ti 2023, map by Metastreet).

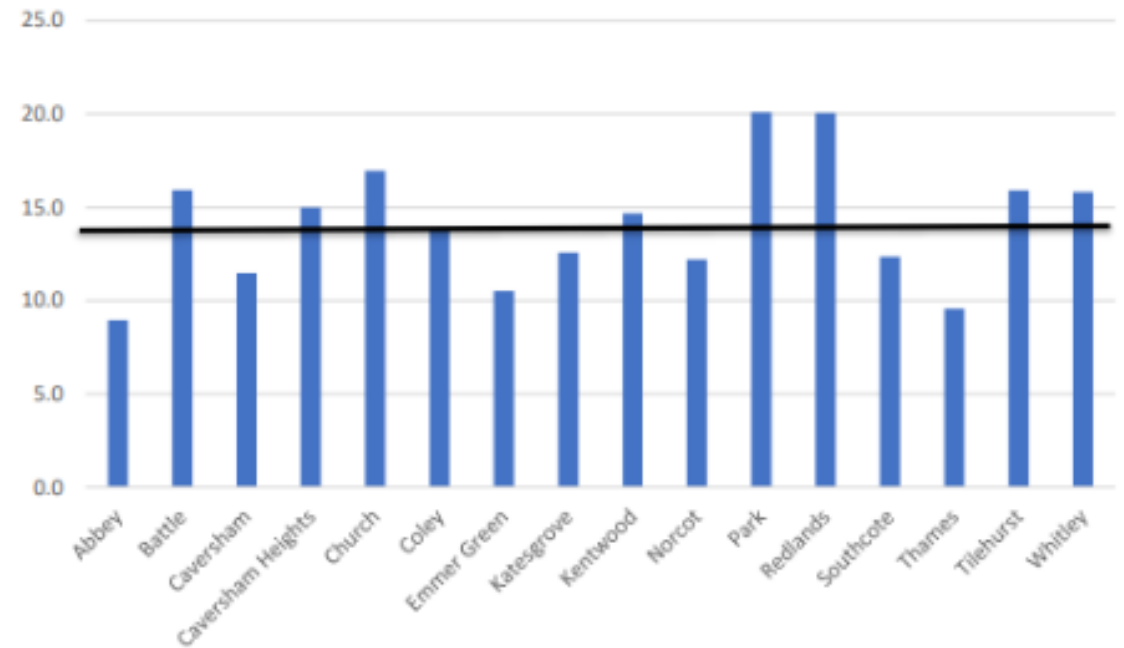


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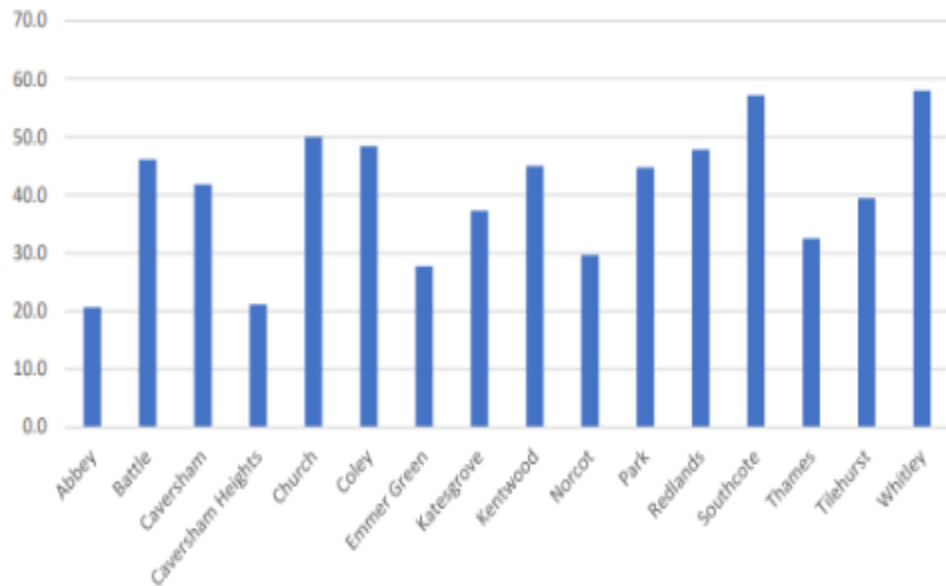


Figure 31. HMOs with Category 1 & 2 hazards rate per 100 by ward (Source Ti 2023).

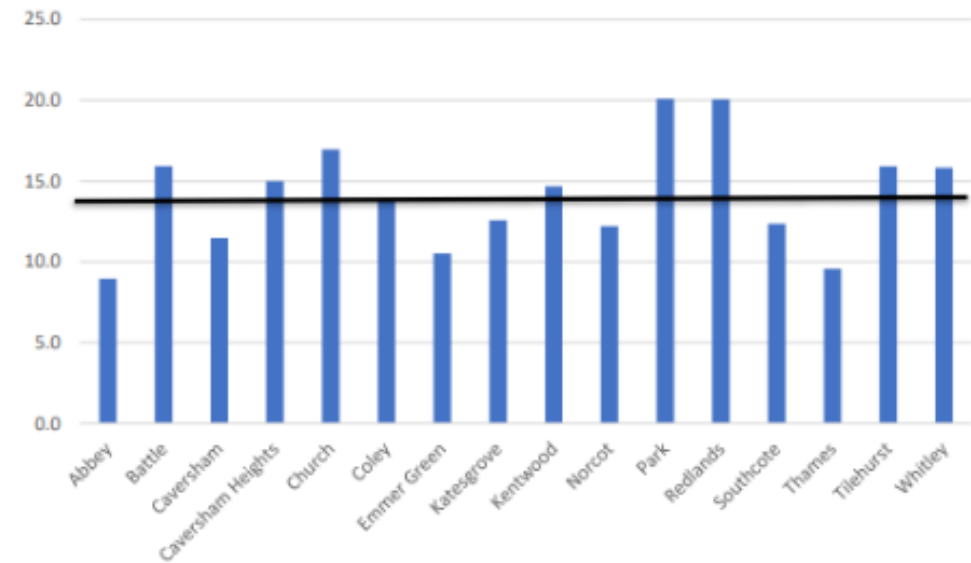


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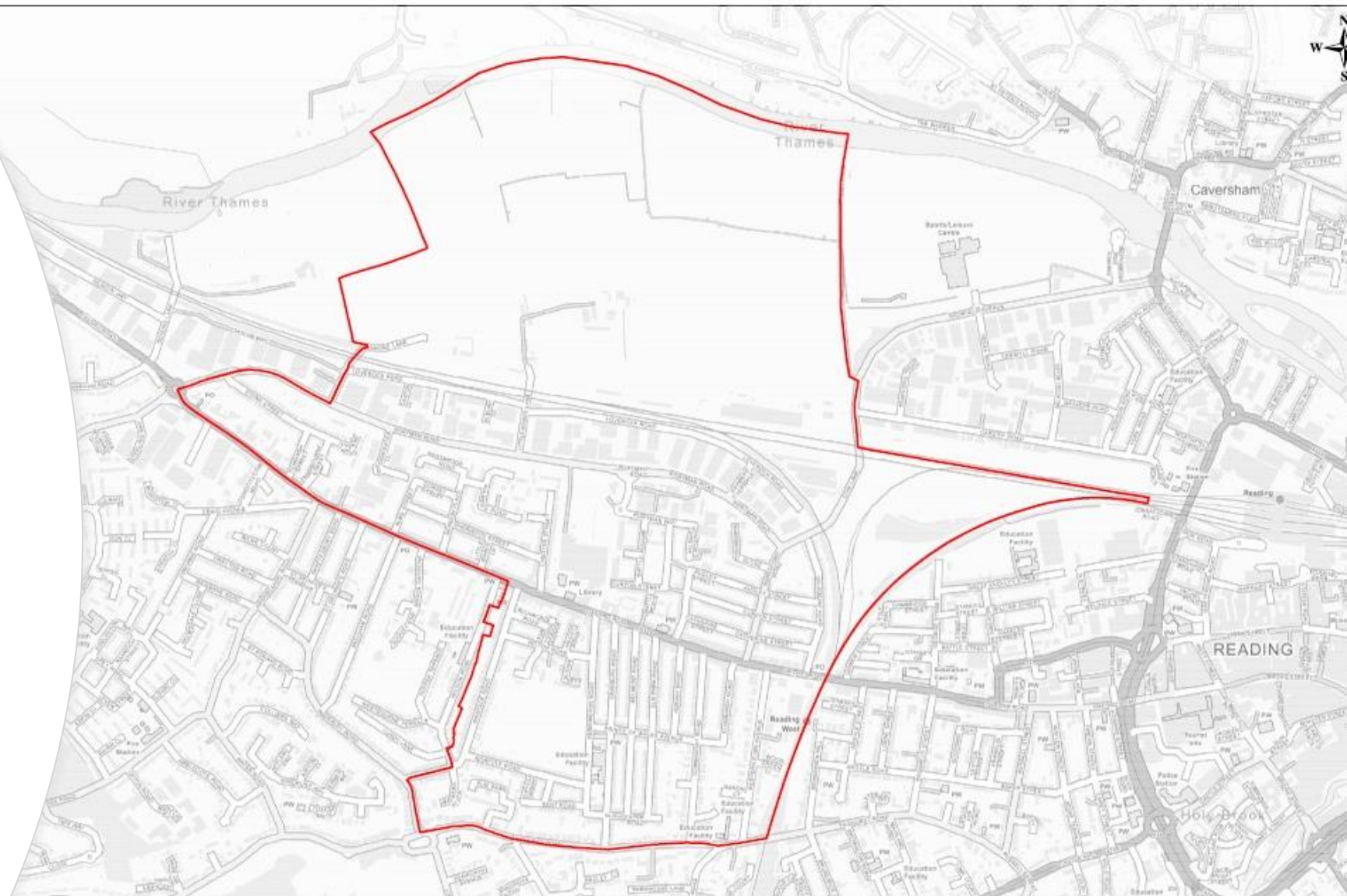
Our proposals

2 types of property licensing schemes

- Additional (hmo) licensing
- Smaller 3+4 person hmos
- Boroughwide
- From spring 2025
- Selective licensing schemes
- All rented properties
- 3 wards
- From late 2025, 2027 and 2029

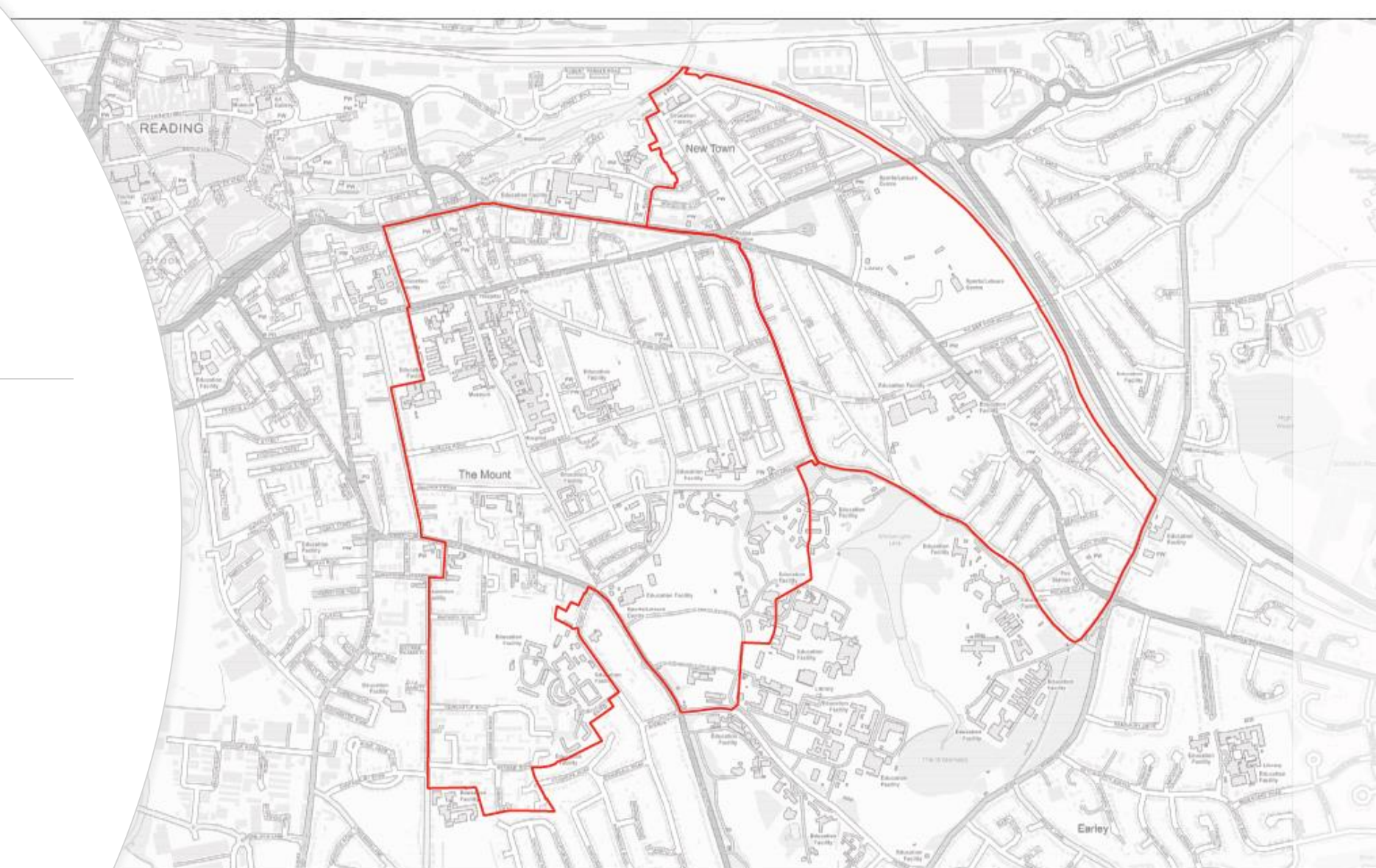
Battle Ward

- Phase 2 - 2025
- Selective licensing of all rented properties



Park and Redlands

- Phase 3&4 - 2027 & 2029
- Selective licensing of all rented properties



Title: Proposed Selective Licensing Area
Park and Redlands

Drg.No.: GIS00642

Scale at A3: 1:12 000

Date: 07/06/2024

Produced by GIS & Mapping Services

Ref: 128861G:\Mapinfo\Workspaces\PC\Proposed Selective Licensing Areas

Licence fees

Additional HMO licensing fee

Description	Licence fee
Standard fee	£950.00
A reduced rate is proposed for those applicants who are members of a landlord accreditation scheme, such as accredited members of the National Residential Landlords Association (NRLA). The property must be accredited at the time the application is made.	£800.00
An increased fee is proposed for late applications, where the property has been licensable for 12 weeks prior to the application being made. This is to offset the costs of chasing applications from non-compliant landlords.	£1,200

Licence fees

Selective licensing fee

Description	Licence fee
Standard fee	£750.00
A reduced rate is proposed for those applicants who are members of a landlord accreditation scheme, such as accredited members of the National Residential Landlords Association (NRLA). The property must be accredited at the time the application is made.	£650.00
An increased fee is proposed for late applications, where the property has been licensable for 12 weeks prior to the application being made. This is to offset the costs of chasing applications from non-compliant landlords.	£1,000

What will be included within the consultation information

- Description of the scheme and areas included, including a map
- Explanation of why area(s) have been selected
- Stock condition report and the committee report which led to this consultation
- Fees
- What standards will be applied, what is needed to apply and potential licence conditions
- Video explaining the scheme
- FAQs

www.reading.gov.uk/prsconsultation

How we will deliver the consultation

There will be a range of options for people to take part:

- Web page and online survey available on the consultation website
- Paper copies of the survey and supporting documentation available on request
- Drop-in sessions
 - Battle Library
 - South Reading Community Hub
 - Caversham Park Village Community Centre

12 weeks from 6 June

How we will deliver the consultation this evening

Within your tables please discuss:

1. What properties are covered by the scheme
 - property type and the areas covered
2. Requirements (amenity standards/ conditions)
 - what is important
 - cost implications
3. Fees and where the money goes

What next?

Thank you for coming!

More information:

www.reading.gov.uk/prsconsultation

prsconsultation@reading.gov.uk

Complete the online survey 6 June – 29 August