

HMO Licensing – The Oxford Way

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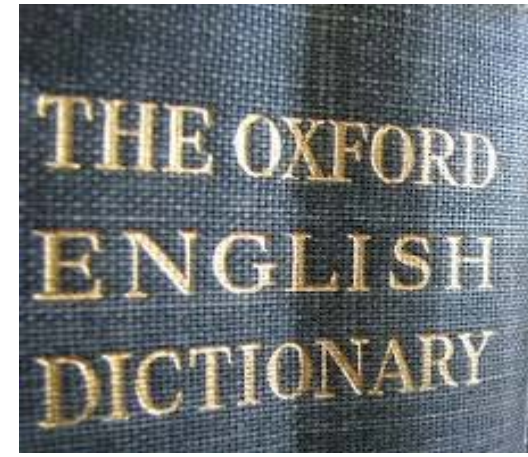


Introduction

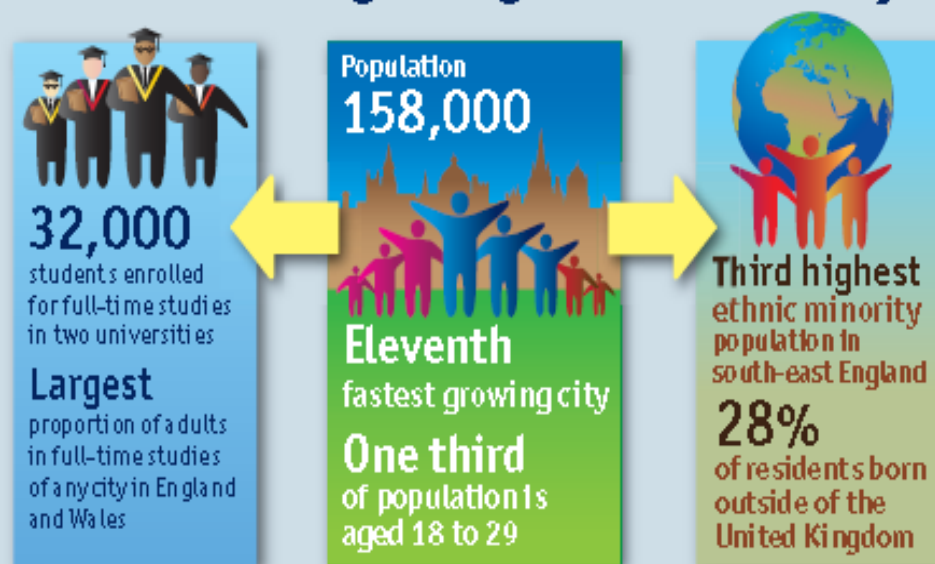
- **Rationale for adopting Additional HMO Licensing**
- **Cost and process of implementation**
- **Impact and outcomes**



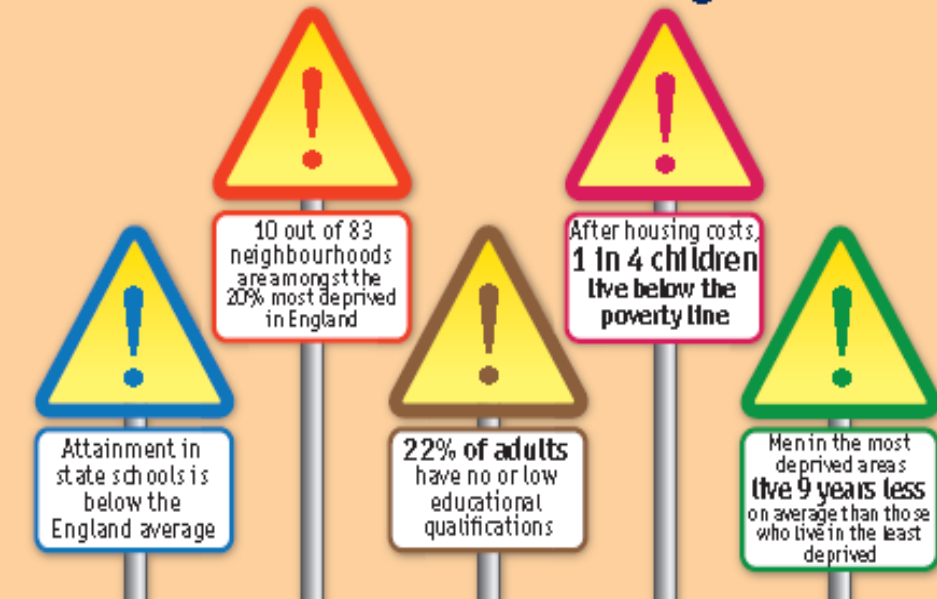
Why Oxford?....



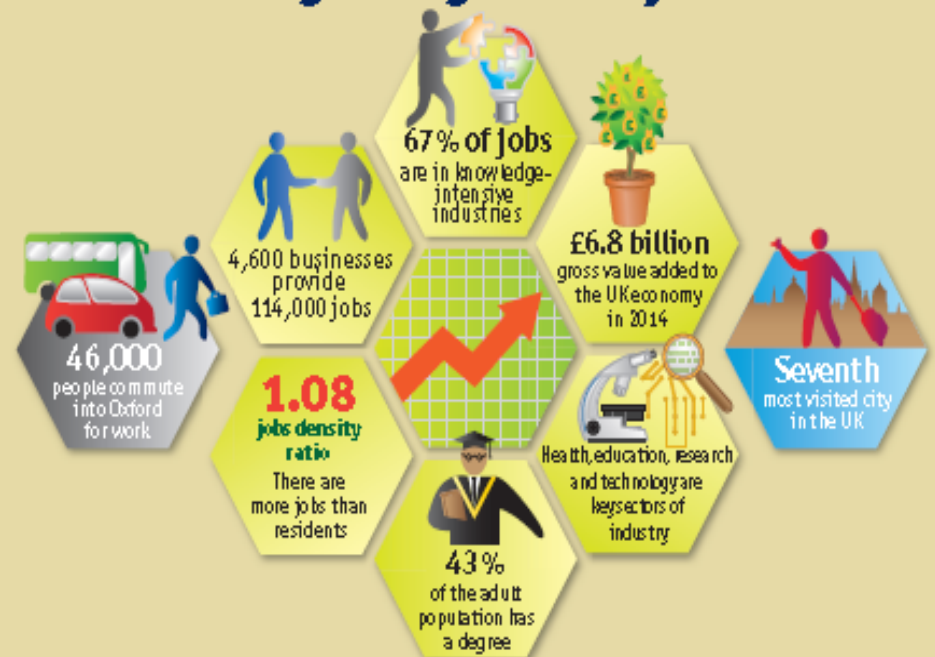
Oxford is a fast-growing international city



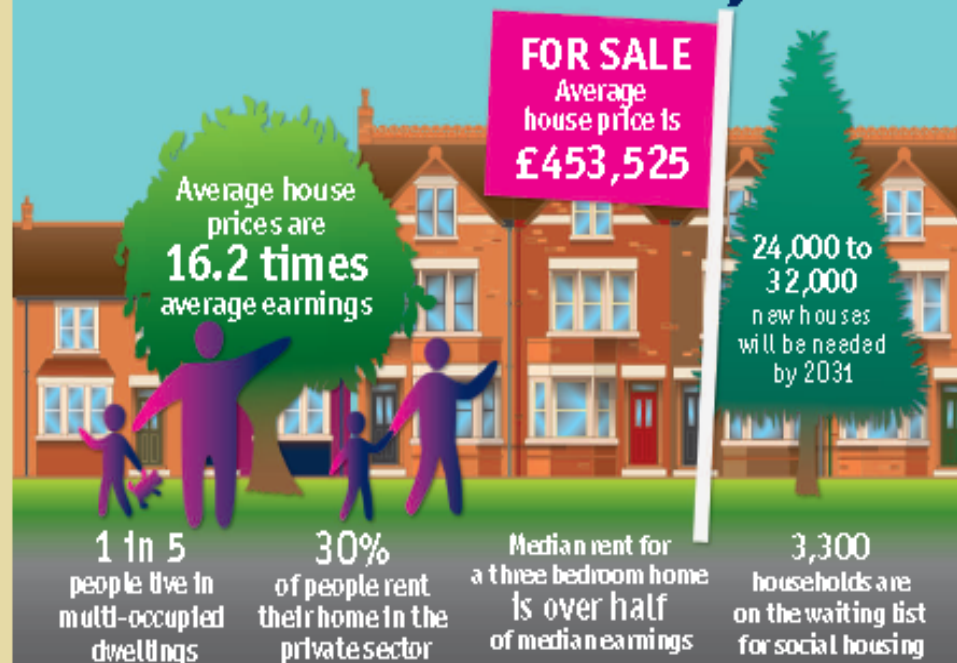
Oxford is not without its challenges



Oxford has a growing economy



Oxford is the least affordable city in the UK





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Red lid of a bin

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Recycle for Oxford

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Corporate Priorities

- **Building a world-class city for everyone**
 - More housing, better housing for all
- **Improved private rented sector**
 - Regulation is necessary to improve standards
 - HMOs are the priority
- **Fully utilised existing powers**
- **Additional licensing identified as best tool to deliver significant improvements**



The Journey.....

- **Mandatory licensing introduced in 2006**
- **Additional licensing bid made in 2008**
- **April 2010 – new powers thanks to “General Consent”**
- **Scheme approved October 2010 with phased introduction**
- **Article 4 direction 2012 to help balance communities**



Additional Licensing

- **Scheme is self-funding**
- **Flexible fees and charges structure**
- **Provides mechanism to encourage landlords to co-operate**
- **Creates a level playing field, good landlords no longer being undercut by bad**
- **Additional powers to regulate/enforce**



Our Approach – Annual Licensing

Benefits

- More regular income flow
- Makes fee more affordable for all landlords
- Links with property requirements e.g. gas certificates
- Regular contact ensures standards are maintained
- Decrease noise and refuse service requests

Downside

- Repeated applications (intensity)
- Inspection commitment
- Perceived as overly bureaucratic



Licensing Outcomes

- **Council licensed some 3,440 HMOs**
- **Responded to 2,754 service requests relating to conditions in HMOs**
- **Carried out a total of 19,746 visits to HMOs**
- **Issued licences with over 80,000 conditions**
 - 49,000 to deal with lack of acceptable minimum standards and management
 - 12,600 to deal with Fire Safety
 - 35,000 to address health and safety issues
 - 1,600 to address insufficient amenities and facilities



Impact on service requests

	July 2008 to Jan 2011	Jan 2011 to July 2013	July 2013 to Jan 2015	Change from July 2008 to Jan 2011	Change from Jul 2013 to Jan 2015
Tenancy Issues	1152	1221	811	Up 6%	Down 34%
Noisy parties	600	256	552	Down 57%	Up 54%
Rubbish	4822	1641	1518	Down 66%	Down 7%
Poor conditions	2332	1459	674	Down 37%	Down 54%

Benefits

- **Est. £3.2m investment in improving HMOs**
- **Improvements recognised**
- **Compliance rates running at 48%**
- **Increased number of accredited landlords**
- **More professional approach to management**



Recycling in Oxford

- Key council priority – Cleaner Greener Oxford
- 50% recycling rate target
- The Management of Houses in Multiple Occupation (England) Regulations 2006 require Landlords to provide adequate bins for the storage of refuse, having regard to the disposal services provided by the Local Authority



What can be recycled?



- Around 80% of all waste can be recycled
- Food recycling for all properties
- Contamination procedure in place



Collections

- Bins are emptied fortnightly – 1 week recycling, 1 week refuse, food weekly
- Collection crews go in to get bins and return them from HMO's
- Free bulky collection service
- Side waste won't be collected



Bin capacity

- Collect no greater quantity of domestic waste from refuse bins than from recycling bins.
- Will not collect recycling or refuse material unless correctly presented in a bin meeting Council's specification.
- The minimum bin requirements in HMOs are:



Number of occupiers	Recycling			Refuse
	Indoor food caddy	Outdoor food recycling bin	Blue recycling wheeled bin	Green refuse wheeled bin
3	1 × 7 litre per kitchen	1 × 23 litre per property	1 × 240 litre	1 × 180 litre
4	1 × 7 litre per kitchen	1 × 23 litre per property	1 × 240 litre	1 × 180 litre
5	1 × 7 litre per kitchen	1 × 23 litre per property	1 × 360 litre	1 × 240 litre
6	1 × 7 litre per kitchen	1–2 × 23 litre per property	1 × 360 litre	1 × 360 litre
7+	1 × 7 litre per kitchen	1–3 × 23 litre per property	Contact the Recycling Team to determine your requirements	

Working together

- Work with landlords
- Work with council colleagues
- Provide clear information to tenants
- Provide correct clearly labelled bins
- Education, education, education!



BUT.....

- **Enforcement is inevitable**
- **Fundamental element to licensing of HMO`s**
- **Cracking down on “Rogue Landlords”**
- **Reactive and Proactive**
- **Educate and advise**



Thank you for listening

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