

Improving the Private Rented Sector in Brent

Additional HMO licensing proposal

Appendix 6 Scheme Objectives



Scheme objectives

Licensing is part of a broader, coordinated approach to help improve privately rented properties in Brent. In general terms, we propose to use additional licensing to continue to improve property conditions within the borough, tackle ASB and keep our residents safe. We are committed to improving property conditions and management standards in the PRS, so that it contains good quality accommodation, helps us to achieve sustainable communities and continues to contribute positively to the local economy.

The additional HMO licensing scheme will be assessed against the following scheme objectives:

Objective	Outcome
1. Improve property conditions in HMO properties	<ul style="list-style-type: none"> • Licensed HMO properties are inspected, monitored, and licence conditions robustly enforced and complied with • Poor housing conditions in HMOs are improved with category 1 & 2 hazards resolved (including issues such as damp and mould) • HMO properties meet a minimum band E EPC rating (unless an exemption applies) • Improved health, safety and welfare of tenants in HMOs • The council will gain increased knowledge of the PRS in the borough. This will enable targeted enforcement and support for landlords
2. Improve management standards in HMO properties	<ul style="list-style-type: none"> • Landlords actively manage their HMO properties or be enforced against • Absentee landlords, or landlords who are not 'fit and proper', employ an agent to actively manage their properties to ensure compliance • Prevention of overcrowding in HMOs through better management of property occupancy • Greater number of landlords become accredited improving the professionalism of landlords in the PRS • Engagement with landlords improved

Appendix 6

	Objective	Outcome
		<ul style="list-style-type: none"> • Landlords are kept informed of latest legislation and good practice • Responsible landlords will become more involved in council licensing schemes and receive information and support • Irresponsible landlords will be forced to improve their properties or be enforced against.
3.	Reduction in ASB and repeat ASB incidents in HMO properties	<ul style="list-style-type: none"> • Reduction of ASB incidents through better management of HMO properties • Reduction in ASB will improve neighbourhoods making these areas safer and more desirable places to live.
4.	Promote initiatives and provide support to maintain a clean and safe environment	<ul style="list-style-type: none"> • Reduction in repeated waste related incidences (such as fly tipping) linked to HMOs • Improvements to the overall environment, creating better living places.
5.	Increased awareness for tenants on the minimum standards to be expected in rented accommodation and of their rights and responsibilities when renting in the PRS	<ul style="list-style-type: none"> • Information for tenants on the local licensing scheme advertised and third-party support for tenants made available • Officers will support the most vulnerable tenants with their housing and wider needs e.g., benefits assessments, homelessness support • Improved tenants' support through work with third parties • Renters know their rights and responsibilities and have greater awareness of and access to council services that can support them • Tenants will see economic benefits such as reduced heating costs, bringing them out of fuel poverty.