

SHEFFIELD CITY COUNCIL

INDIVIDUAL CABINET MEMBER DECISION RECORD

The following decision was taken on 23 February 2017 by the Cabinet Member for Housing.

Date notified to all members: Friday 24 February 2017

The end of the call-in period is 4:00 pm on Thursday 2 March 2017

Unless called-in, the decision can be implemented from Friday 3 March 2017

1. **TITLE**

Approval of New HMO Licensing Standards

2. **DECISION TAKEN**

(i) To approve the revised HMO Licensing Standards as set out in Appendix A of the report, to come into effect on 6 April 2017; and

(ii) the Director of Housing and Neighbourhoods Service be authorised to approve amendments to the HMO Licensing Standards.

3. **Reasons For Decision**

The proposed revisions to the Standards, which reflect the review findings, ensure that they remain relevant and reflect need. They will ensure that the Standards, which deal with management and housing issues, will continue to ensure that licensed HMO accommodation meets good management and housing standards. In addition, The Standard will assist in the making overcrowding decisions in respect of none licensable HMOs and inform licence holders of the standards expected in respect of insulation.

To enable the Standards to be revised, to reflect the findings of future reviews, ensuring they remain relevant and reflect local need, it is proposed that the Director of Housing and Neighbourhoods Service, be authorised to approve amendments to the Scheme.

4. **Alternatives Considered And Rejected**

Option 1 – Do Nothing

Given the findings of the review, which identified that amendments are required to the Standards, to ensure that they remain relevant and reflects local need, this option is not considered appropriate. The concern is, with the passage of time, the Standards will increasingly become out dated and not be fit for purpose, impacting on the housing and management standards in licensable HMOs.

Option 2 – Revoke Standards

The Standards enable a transparent, consistency approach, to including conditions on licenses. It is an essential tool to officers, enabling sensible, informed decision making, relating to licensing conditions. They also enable Landlords to understand the standards they are expected to meet, aiding any licensing application. This is therefore not considered to be an appropriate option.

Option 3 – Revise the Standards (the Proposal)

The proposed revisions to the Standards, which reflect to review findings, with regard to the consultation responses, will ensure they remain relevant and meet local need. This will ensure that the Standards remain an effective tool to maintain good housing and management standards in HMO licensed accommodation. In addition, the inclusion of the insulation standard, informs licence holders of the standard they are expected to meet, and against which their property will be assessed, when the Council considers whether there are insulation related hazards and what enforcement action to take. Further, regard will be given to the Standards when deciding whether there is overcrowding, in none licensed HMOs. For these reasons, this is the preferred option.

5. **Any Interest Declared or Dispensation Granted**
None
6. **Respective Director Responsible for Implementation**
Executive Director, Communities
7. **Relevant Scrutiny Committee If Decision Called In**
Safer and Stronger Communities Scrutiny Committee