

Scrutiny Review Outline

Review Topic	Review of WDC's role in dealing with Houses of Multiple Occupancy (HMOs)
Working Group Members	Kristie Naimo, Ian Davison, others...
Key Officer Contacts	Head of Housing & Property Services, Head of Neighbourhood Services, Private Sector Housing Manager, Electoral Services Manager,
Officer Support	TBC
Rationale	<p>There have been numerous problems concerning Houses of Multiple Occupancy (HMOs) across the District, resulting in public complaints to members, officers and local newspapers. The issues raised cross departments within Warwick District Council (WDC) as well as external stakeholders.</p> <p>WDC aims to deliver better housing standards, social cohesion, and to provide homes to suit the needs of the residents living in our district; in view of these complaints, Councillors would like to review the effectiveness of the current policy position and operational arrangements regarding HMOs, in order to determine if additional measures are required to improve the licensing and management of these homes for the benefit of tenants and the local community.</p>
Purpose/Objective of Review	To review the issues surrounding HMOs in Warwick District, consider if additional measures are required to improve the licensing and management of HMOs and make appropriate recommendations to the Overview & Scrutiny regarding a potential future report to Executive on actions that could be taken.
Scope of the Topic	<p>To review the current arrangements in respect of:</p> <ul style="list-style-type: none"> • Identification of HMO properties • Licensing of HMOs • Enforcement actions involving HMO properties • Waste and recycling collection from HMOs • The effectiveness of the current Article 10 direction • Registration of electors living in HMO properties • Engaging with the residents of HMO • Effectiveness of measures to tackle Identified Anti-Social behaviour arising from HMO properties • Information sharing between Council departments and with external agencies in respect of HMOs
Indicators of Success	Decision made on whether recommendations are required to improve the way WDC and other stakeholders deal with HMO properties

Specify Evidence Sources	<p>WDC's current HMO licensing policy</p> <p>WDC documentation on the location of identified HMOs</p> <p>WDC documentation on safety assessments of licensed HMOs</p> <p>WDC documentation of planning enforcement issues relating to HMOs</p> <p>Government consultation on HMO licensing (when published)</p> <p>National policies on HMO regulations</p> <p>Other Local Authorities' HMO regulations and policies</p> <p>Research and case studies already conducted</p>		
Specify Witnesses/Experts	<p>Briefing from each relevant department on current policies, procedures and approach applying to HMO properties.</p> <p>Residents (individual and associations) living in HMOs and in their vicinity</p> <p>Warwick University Students Union</p> <p>Warwick University Stakeholder relations/housing</p> <p>Landlords Forum (and other landlords)</p> <p>WDC, Town & County Councillors representing areas with a high prevalence of HMOs eg Central and South Leamington</p> <p>Letting agents</p>		
Specify Site Visits	<p>Licensed and unlicensed HMOs within the District</p> <p>Possible visit to a Council with a different licensing scheme</p>		
Consultation with Stakeholders	<p>Collection of case studies</p> <p>Collation of emails already sent to various officers</p>		
Level of Publicity	<p>Medium - High</p>		
Barriers/dangers/risks	<p>Lack of resources to deliver, lack of engagement with or by stakeholders</p>		
Projected Start Date	<p>June 2016</p>	Draft Report Deadline	<p>October 2016 (depending on publication date of government review)</p>
Meeting Frequency	<p>Monthly</p>	Projected Completion Date	<p>December 2016</p>
Date to evaluate impact	<p>12 months</p>		
Methods of tracking / Evaluating	<p><i>Standing Item on O&S Committee workplan</i></p> <p><i>Formal outcome report to O&S Committee</i></p>		