

Changes to the mandatory HMO licensing scheme

The Council does not have to consult on mandatory licensing or the proposed changes to the scheme. However, these have been included in the consultation as they are linked to the fees and conditions proposed for the additional HMO licensing scheme and the Council would like to seek opinions on these changes.

1.1 Proposed mandatory licence scheme conditions

The current scheme has a number of discretionary conditions which are out of date as they were related to the issues with HMOs in 2015. The conditions have been revised to take account of the current issues within the PRS. The proposed mandatory licence conditions are available on the consultation pages.

1.2 Proposed mandatory HMO licence fee

The fee is proposed to be £1,500 + £100 per room above 5 bedrooms. The flat fee covers the first five bedrooms with a small additional charge per bedroom above 5. It is a change from the 'per bedroom' fee under the current scheme.

The proposed change to the fees for the mandatory licensing scheme should help to ensure that larger HMOs are charged more fairly and that the fee is consistent with the proposed additional HMO licensing scheme.

The Council is required to split the fees into two payments. The initial part of the fee is charged to cover the cost of processing of the application. If the application for a licence is successful a further fee will be charged before the full licence can be issued. This second fee is a contribution to the other costs incurred by the council under the licensing scheme, for example for enforcement of the licence. What the actual split will be is to be determined following the consultation.