Scrutiny Review Outline

Review Topic	**Warwick District Council's Houses of Multiple Occupancy (HMOs)**
Working Group Members	Kristie Naimo, Ian Davison, Housing & Property portfolio holder, others…
Key Officer Contact	Head of Property & Housing, Private Sector Housing, Planning, others…
Officer Support	TBC
Rationale	There have been numerous problems around Houses of Multiple occupancy (HMOs) *and other rented properties* across the District resulting in public complaints to members, officers and local newspapers. These issues cross many departments within WDC as well as external stakeholders. Warwick District council (WDC) aims to deliver better housing standards, social cohesion, and provide homes to suit the needs of the residents living in our district. Councillors and residents would like to gain a better understanding of the current situation in order to take steps to improve these homes for all.
Purpose/Objective of Review	To get a better understanding of the issues surrounding HMOs and how they can be better managed to the satisfaction of all. To understand current legislation around Licensing and Planning policy to decide what WDC should implement and enforce To encourage a more 'joined up' approach to dealing with problems around HMOs by officers and other stakeholders
Scope of the Topic	**Included**: Landlords - What is reasonable to require of landlords e.g. regarding insulation, safety, appearance of property, waste and noise. How do we do fit and proper person tests? Acknowledge and encouraging good practice. Licensing – WDC requirements and legislation. Issues around resources and enforcement. Policies – Review WDC Article 4 10% rule. How effective is it and what improvements could be made? Reporting & Complaints – ensure adequate overview. How do the public report & log complaints. WDC method of logging and analysing problems - sharing between departments (eg liaison between Licensing and Planning) to take action. Partnership working with University of Warwick and others – as above a more joined up approach **Not included:**

	Waste & Recycling (being dealt with separately) Anti-social behaviour (being dealt with separately)		
Indicators of Success	Improvements to the way WDC are dealing the shared housing problem.		
Specify Evidence Sources	Government consultation on HMO licensing National policies on HMO regulations Other Local Authorities HMO *and other rental property* regulations WDC current HMO regulations Research and case studies already conducted by other stakeholders		
Specify Witnesses/Experts	Residents (individual and associations) Warwick University Student Union Warwick University Stakeholder relations/housing Landlords Forum Members representing key areas eg Central and South Leamington Town & County Colleagues		
Specify Site Visits	Areas of high concentration of HMOs within the District Possibly visit a Council with successful licensing scheme		
Consultation with Stakeholders	Collecting case studies Collecting emails already *Survey?* *Public meetings?*		
Level of Publicity	Medium - High		
Barriers/dangers/risks	Lack of resources to deliver, lack of engagement with stakeholders		
Projected Start Date		**Draft Report Deadline**	April 2016
Meeting Frequency		**Projected Completion Date**	??
Date to evaluate impact	??		
Methods of tracking / Evaluating	*Annual report to O&S??*		