

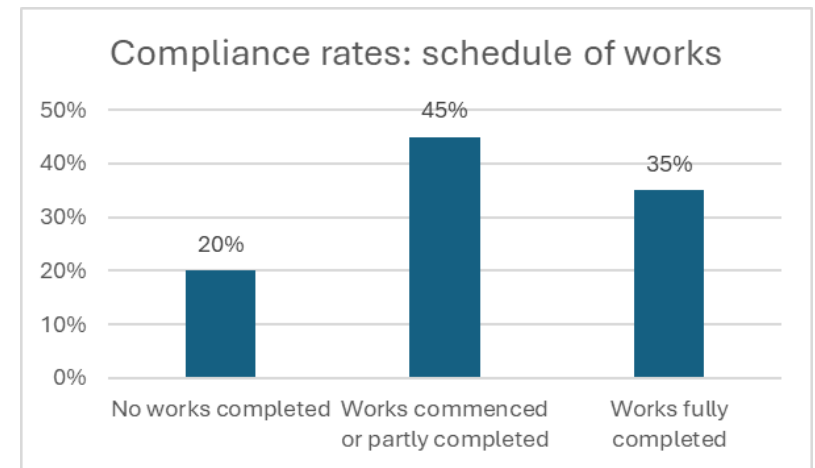
Houses in Multiple Occupation

Renewal of the additional HMO licensing scheme 2025



HMO licensing scheme

- Mandatory vs. Additional – What do we mean by *additional* HMOs?
- Current scheme: Designations operate for 5 years. December 2020 – 2025
- A scheme review was undertaken and the report considered by Cabinet in January. Agreed to continue with the current scheme and to consult on a new designation.
- The review demonstrated the scheme is improving standards within large numbers of HMOs:
 - Fire safety
 - Electrical safety
 - Provision of amenities
 - Minimum bedroom sizes
- Good rates of compliance found with majority of landlords, but some issues remain regarding non-compliance and unlicensed properties.
- Scheme being enforced via CPNs, prosecutions and banning orders.



Public consultation

- Statutory public consultation completed between January and April 2025, seeking views from key stakeholders and neighbouring boroughs.

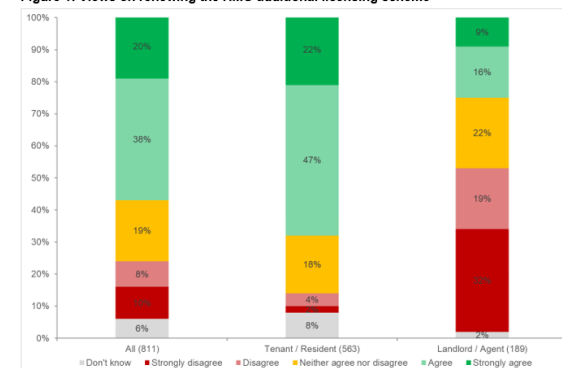
- Promotion of consultation included:



- Posters and flyers distributed to community hubs, law centres, libraries and door-drops
- Direct emails to landlord and managing agents
- Adverts in local newspapers
- Articles and promotion via the London Landlord Accreditation Scheme (LLAS) and London Property Licensing websites.
- Neighbouring Local Authorities were written to inviting their views.
- Library drop in sessions

- Over 800 responses received, including detailed letters from Propertymark, Safe Agent, NRLA and a local community action group.
- Overall picture was support for continuing with the scheme.

Figure 1: Views on renewing the HMO additional licensing scheme



Note: Numbers in brackets are the number of respondents.

Question asked: To what extent do you agree or disagree with Camden Council renewing the current borough wide HMO licensing scheme for a further five years when the current scheme ends?

Proposals for new scheme

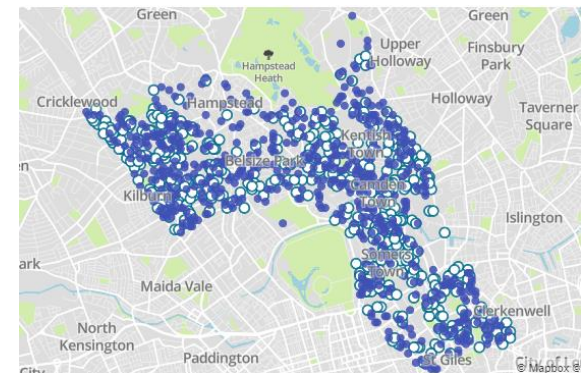
- To commence 8th December 2025 and apply borough-wide.
- Apply to all additional HMOs, including s257s where less than 50% of flats are owner occupied.
- The existing HMO standards will continue, there are no proposals to amend these
- A 2-year reduced term licence will apply where there are causes for concern regarding management or compliance issues.
- Two new conditions are being introduced in relation to waste management:
 - For the licence holder to inform tenants of their responsibilities regarding their rubbish and recycling
 - To ensure gardens, yards etc are kept free from broken or discarded furniture, electrical appliances, mattresses and other general refuse.



www.camden.gov.uk/houses-multiple-occupation

Email: hmolicensing@camden.gov.uk

Telephone: 020 7974 5969



Conditions found at licensing inspections



Broken electrical sockets with exposed wiring



Inadequate provision of electrical sockets leading to overloaded extension leads



Communal cooker with defective heat seal and scorched controls.



Bedroom of 5.6m2, below national statutory minimum, being let



Bedsit with totally inadequate cooking facility and portable heater presenting significant fire risk



Cooker in filthy condition



Communal kitchen with insufficient worktop, plug sockets and poor layout



Washing machine in means of escape



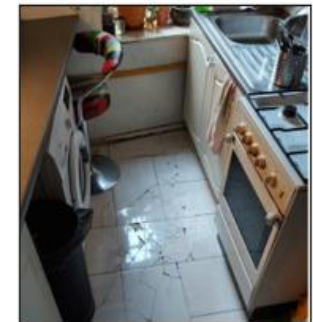
"Kitchenette" with inadequate space, worktop provision, food storage, power sockets and general layout.



Communal WC and shower in total disrepair



Fire safety issue from lack of door and partition to separate the kitchen from means of escape



Cracked floor tiles in communal kitchen

Before



Exposed electrical component
presenting risk of electrocution

After



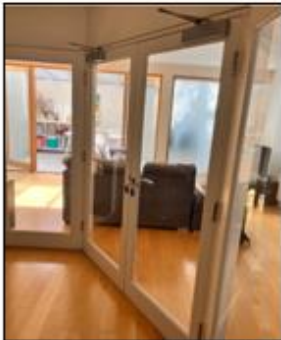
New heated towel rail installed



Damp conditions affecting shower ceiling



Cause investigated and replastered



3 Inner rooms required fire protection via
the installation of this partition.



This work physically separated the
means of escape thereby improving fire
safety

Any questions?

<https://www.camden.gov.uk/houses-multiple-occupation>