



<b>Title of Report:</b>	<b>Houses in Multiple Occupation: Quarterly Statistics 1<sup>st</sup> January 2021-31<sup>st</sup> March 2021</b>
<b>Committee Report Submitted To:</b>	<b>Environmental Services Committee</b>
<b>Date of Meeting:</b>	<b>8<sup>th</sup> June 2021</b>
<b>For Decision or For Information</b>	<b>For Information</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Healthy, Active & Engaged Communities
Outcome	Safe living conditions in multi occupied properties
Lead Officer	Head of Health & Built Environment

<b>Budgetary Considerations</b>	
Cost of Proposal	N/A
Included in Current Year Estimates	YES/NO
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

## **1.0 Purpose of Report**

- 1.1 The purpose of this report is to provide members with statistical information on the performance of the NIHMO unit over the last reporting quarter.

## **2.0 Background (to include any previous decisions of Council)**

- 2.1 Member will recall that since 1<sup>st</sup> April 2019, the licensing of Houses in Multiple Occupation, became the responsibility of local Councils, a function transferred from the Northern Ireland housing executive. This service is undertaken by the Northern Ireland Houses in Multiple Occupation Unit (NIHMO), based in Belfast City Council on behalf of all NI Councils.

- 2.2 A House in Multiple Occupation (HMO) is a property which is:

- living accommodation
- the main residence of three or more people who are from more than two households
- rented by at least one of the people living in the accommodation.

- 2.3. All HMO owners must comply with the Houses in Multiple Occupation Act (Northern Ireland) 2016 and must have a licence from their local council to continue running it as an HMO.

- 2.4 All HMO landlords must make sure that the accommodation they provide is safe, of good quality, and has suitable facilities for the number of occupants by making sure that:

- all safety and maintenance certificates are valid and kept up to date
- electrics and electrical appliances are safe, maintained and in proper working order at all times
- stairways and escape routes are maintained free from obstructions
- carbon monoxide alarm is installed
- chimneys and flues cleaned annually
- inspection records and tests are maintained
- furniture is kept in a safe condition and proper working order
- security arrangements are in place
- heating is provided throughout living accommodation
- the property has an Energy Performance Certificate with a minimum E rating for energy efficiency.

- 2.5 Additional information may be found on the Belfast City Council website <https://www.belfastcity.gov.uk/community/housing/ni-hmo#305-0>

- 2.6 Quarterly returns are now provided to the Department for Communities with respect to key performance indicators. The data for 1<sup>st</sup> January-31<sup>st</sup> March 2021 is provided at Appendix 1 to this report for information.

### 3.0 **Recommendation**

**It is recommended** that the report be noted.

## Appendix 1

### HMO Licensing Quarterly Returns – To be made by Belfast City Council (as lead for Shared Service)

1 <sup>st</sup> January 2021 to 31 <sup>st</sup> March 2021		
<b>Houses in Multiple Occupation Act 2016</b>		
1. How many HMOs were licensed within the last quarter?	<b>375</b>	<b>Issued</b>
2. What is the total number of HMOs licensed year (April 20) to date?	<b>1051</b>	<b>Issued</b> <b>Q1 236</b> <b>Q2 94</b> <b>Q3 346</b> <b>Q4 375</b>
3. What is the total number of HMOs licensed in Northern Ireland at the end of the quarter?	<b>3928</b>	
4. What is the number of licence applications outstanding at the end of the quarter?	<b>294</b>	<b>2014 applications received from April 19</b>

5. What is the total number of HMOs identified as unlicensed (April 20 to date)	<b>1</b>	
6. How many HMO inspections were carried out in the last quarter?	<b>293</b>	
7. How many HMO renewals took place in the last quarter?	<b>331</b>	
<b>8. Offences in connection with HMO Licensing Scheme</b>		
(i) How many offences in relation to HMOs occurred in the last quarter?	1	
(ii) What was the nature of these offences?	<b>30(1) – 1</b>	Non licensed HMO Owner
(iii) How many fixed penalties were served?	<b>1</b>	
(iv) What is the amount served in fixed penalties?	<b>£5,000</b>	
(v) How much was received this quarter from Fixed Penalties?	<b>£5,000</b>	

(vi) How much has been received to date (From April 19) from Fixed Penalties?	<b>£85,000</b>	
(vii) Please provide details of any other enforcement issues which should be brought to our attention.	<b>No</b>	
<b>9. Finance</b> <b>(i) income in last quarter/from start of financial year?</b> <b>(ii) expenditure in last quarter/from start of financial year?</b> <b>(iii) performance against budget in last quarter/from start of financial year?</b>		<b>To be provided at year end, as agreed.</b>

#### Additional Information per Council Area

<b>Q1</b>	Antrim and Newtownabbey	1
	Armagh City Banbridge and Craigavon	1
	Belfast	332
	Causeway Coast and Glens	18
	Derry City and Strabane	16
	Mid and East Antrim	2
	Mid Ulster	3
	Newry Mourne and Down	2
	<b>Grand Total</b>	<b>375</b>

#### Q2

Antrim and Newtownabbey	13
Ards and North Down	1
Armagh City Banbridge and Craigavon	9
Belfast	879
Causeway Coast and Glens	93
Derry City and Strabane	46
Fermanagh and Omagh	2
Mid and East Antrim	2
Mid Ulster	3
Newry Mourne and Down	3
<b>Grand Total</b>	<b>1051</b>

Q6.

Ards and North Down	1
Armagh City Banbridge and Craigavon	9
Belfast	256
Causeway Coast and Glens	11
Derry City and Strabane	6
Lisburn and Castlereagh	3
Mid Ulster	2
Newry Mourne and Down	5
<b>Grand Total</b>	<b>293</b>