

RUGBY BOROUGH COUNCIL

QUESTION PURSUANT TO STANDING ORDER 10

COUNCIL – 14 DECEMBER 2022

QUESTION G

Councillor Harrington to ask the Leader of the Council, Councillor Lowe:

“Does this Council have a list of unlicensed HMOs and if the answer is no will this council make this a priority going forward?”

Councillor Lowe, Leader of the Council, to reply as follows:

“Not every HMO requires a licence, a licence is only required if renting out a large HMO in England or Wales. A property is defined as a large HMO if all of the following apply:

- it is rented to 5 or more people who form more than 1 household
- some or all tenants share toilet, bathroom or kitchen facilities
- at least 1 tenant pays rent (or their employer pays it for them)

It is therefore important to make a legal distinction between licensable and unlicensed HMOs. Under the legislation only larger HMOs are required to have a licence and if they do not it is an offence.

Any list of unlicensed HMOs would be for those we identified which needed a licence but did not have one and would be the subject of regulatory action to ensure they are licensed or prosecuted. Such action is taken immediately, and the property is identified within the Council’s internal controls and record keeping.

It is a priority of this Council to exercise its enforcement powers in respect of unlicensed HMOs and this will continue.”