

Appendix 3 Extract Housing and Customer Services Working Group Report (22 October 2020) - District wide Housing Stock Type and BRE Data

Using the recent private sector housing modelling data obtained from the BRE, Table 1 below illustrates the housing stock across the district with approximately 1329 HMOs which is 9% of the total housing stock and 280 of these HMOs are licensable under the Governments mandatory scheme.

Table 1 – District Wide Housing Stock Type

Tenure	Dwelling Total
All Stock	74,388
Owner Occupied	53,130
Social	6,835
Private Rented	14,423
Houses in Multiple Occupation	1,329
Licensable Houses in Multiple Occupation (Mandatory Scheme)	280

The BRE data also identifies via modelling whether there are likely to be poor conditions, this is identified by whether a category 1 hazard as defined by the Housing Health and Safety Rating System is present, there is a fuel poverty indicator or there is disrepair. Table 2 shows this data specifically for HMOs.

Table 2. BRE Data - HMO Stock Condition

Type of Condition Identified	Number of HMOs	Percentage of HMO Stock
Category 1 Hazard as defined by the Housing Health & Safety Rating System	129	9.7%
Fuel Poverty Indicator	327	24.6%
Disrepair	19	1.4%

This data indicates that there is not a high percentage of poor conditions within the HMO stock.

Based on this initial information it is considered that there would not be sufficient data to robustly justify the poor conditions criteria for the additional HMO licensing scheme without further in-depth investigation and analysis.

