

BRECKLAND DISTRICT COUNCIL

Report of Elizabeth Gould, Executive Member for Planning & Environmental Services

To: Cabinet 31 July 2012

(Author: Gordon Partridge, Principal Environmental Health Officer)

Subject: Additional Licensing Scheme

Purpose: To make the formal designation for an Additional Licensing Scheme

Recommendation(s):

To make the formal designation for an Additional Licensing scheme for houses in multiple occupation within the Breckland Council area.

The designation is made under Section 56 Housing Act 2004 and The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010.

The designation will apply to all Wards within the Breckland administrative district and to all buildings, or parts of buildings:

- occupied by more than one household and where more than one household shares or lacks an amenity;**
- occupied by more than one household and is a converted building containing not entirely self contained flats; and**
- that is converted into self contained flats but does not meet the requirements of the Building Regulations 1991 and where at least one third of the flats are occupied under short tenancies.**

1. INTRODUCTION

1.1 Background

Following on from the necessary consultation regarding the introduction of an Additional Licensing scheme Breckland Council confirmed that it wished to introduce the scheme.

1.2 Issues

It is necessary to make the formal designation to enable the powers to require licensing of houses in multiple occupation not covered by the Mandatory Houses in Multiple Occupation provisions to come into force three months from the date of designation being the 31st of July 2012

1.3 Options

Not to make the designation

1.4 **Reasons for recommendations**

Through licensing to ensure proper management and control of Houses in Multiple Occupation to reduce threats to the health safety and welfare of occupants and incidents of anti-social behaviour associated with multiple occupancy.

2. **IMPLICATIONS**

2.1 **Risk**

There is a risk if the scheme is not designated of houses in multiple occupation being developed without the Council's knowledge placing occupiers at risk. Ensuring good management will help to control incidents of anti-social behaviour which may be more difficult without the scheme.

2.2 **Financial**

A fee of £300 per licence will cover administrative costs associated with the introduction of the scheme.

2.3 **Legal**

The designation is a necessary legal step to bring the powers into effect.

2.4 **Equality and Diversity**

No effect

2.5 **Other**

None

3. **Alignment to Council Priorities**

3.1 To develop stronger communities

4. **Wards/Communities Affected**

4.1 All

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Key Decision

Yes

Appendices attached to this report:

Nil