



Ministry of Housing,
Communities &
Local Government

MHCLG perspective

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Introduction

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Where PRS fits within MHCLG

Outline

- **View from the top**
- **Government priorities for the private rented sector**
- **Hot topics**
- **HMO Licencing**
- **Support for Local Authorities**



- **Increasing the supply of**, and investment in, good-quality, well-managed stock.
- **Affordability** – enabling middle income households to save and lower income households to pay.
- **Property standards** – tackling poor-quality homes and ensuring people have safe homes in which to live.
- **Landlord and tenant rights** – ensuring landlords and tenants are protected, understand their respective rights and responsibilities and have access to effective dispute resolution and redress when things go wrong.
- **Enforcement** – taking action to target poor practice and drive rogue landlords and letting agents out of business.



➤ **Standards**

➤ **Enforcement**

➤ **Licensing**



Extending Mandatory HMO licensing

- On October 1st we extended mandatory licensing and introduced new mandatory conditions on minimum room sizes and refuse storage.
- The new regulations have brought HMOs with 3 stories or fewer into scope.
- This has resulted in around 177,000 additional HMOs within the new mandatory regime in England.
- Approximately 17,000 of these have been ‘passported’ through, free of charge on the same licence conditions that they were already subject to.



Transitional arrangements and guidance

- HMOs that are currently licensed under an additional licensing or a selective licensing scheme and are now subject to the mandatory regime will be passported free of charge on the same terms and conditions as the existing licensing.
- Only when the existing licence comes up for renewal can a local authority charge a fee for the grant of a licence or impose new conditions, including the mandatory conditions.
- The Department issued guidance for LAs which can be found at:

<https://www.gov.uk/government/publications/houses-in-multiple-occupation-and-residential-property-licensing-reform-guidance-for-local-housing-authorities>



Support for local authorities

- We published a press release in June 2018.
- LA Guidance published in June 2018.
- Working with RLA
- Other LA support-
 - Roadshows
 - Newsletter
 - Rogue landlord enforcement grant

<https://www.gov.uk/government/publications/rogue-landlords-enforcement-grant-prospectus>



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Any questions?