

TEWKESBURY BOROUGH COUNCIL

Report to:	Licensing Committee
Date of Meeting:	18 October 2018
Subject:	Licensing General Update
Report of:	Environmental Health Manager
Corporate Lead:	Head of Community Services
Lead Member:	Lead Member for Clean and Green Environment
Number of Appendices:	None

Executive Summary:

This report provides an update to Members in respect of the significant changes to Houses in Multiple Occupation licensing and the Animal Welfare Regulations 2018 which came into effect on 1 October 2018.

Recommendation:

To CONSIDER the updates in respect of:

- i. the changes to the Houses in Multiple Occupation Regulatory Regime; and
- ii. implementation of the Animal Welfare Regulations 2018.

Reasons for Recommendation:

To update Members in relation to the significant changes to Houses in Multiple Occupation licensing and the Animal Welfare Regulations 2018 which came into effect on 1 October 2018.

Resource Implications:

There are no significant resource implications arising from this report

Legal Implications:

There are no significant legal issues arising from this report.

Risk Management Implications:

None.

Performance Management Follow-up:

A further update will be provided at the Licensing Committee on 14 February 2019.

Environmental Implications:

None.

1.0 INTRODUCTION/BACKGROUND

1.1 At its meeting on 14 June 2018, the Licensing Committee received an update in respect of recent changes to licensing legislation that is likely to have a significant impact upon the Council.

1.2 This report provides a further update on the impact of the changes to the regulation of Houses in Multiple Occupation (HMO) and the introduction of the Animal Welfare Regulations 2018.

2.0 HOUSE IN MULTIPLE OCCUPATION (HMO)

2.1 As advised at Licensing Committee on 14 June 2018 there has been a tightening of the regulation of HMOs. The previous licensing requirement for HMOs only applied to properties of three stories or more. As of 1 October, the licensing requirement applies to properties of that are two stories high or above with at least five tenants that form more than one household. At the previous Licensing Committee it was advised that, based on discussions at County level, it was estimated that there could potentially be around 100 additional HMOs within Tewkesbury Borough.

2.2 To date, the Council has been contacted by seven landlords wishing to apply to have their properties licensed; these are currently being processed. This figure is in line with similar authorities such as Stroud District Council. The figure is significantly less than predicted and a strategy is being put in place to try and identify other HMO's that meet the latest requirements. This strategy will involve the following:

- Writing to all properties where the address of the Council Tax payer differs from the actual property address.
- Writing to all Estate and Letting Agents.
- Carrying out a further publicity campaign.
- Engaging and informing other departments, services and strategic partners with a view to gaining intelligence.

2.3 It is a requirement that any fees applied relating to the licensing regime adequately reflect the costs to the Council of processing an application and managing that application during the period of the licence. The previous fee was a Countywide fee of £450. This has subsequently been reviewed to reflect the actual costs to the Council. The revised fee will now be £870 for a five year licence. This compares with £650 for a three year licence in Cheltenham, £830 for a five year licence in Stroud, £820 for a five year licence in Gloucester and Forest of Dean and Cotswold are still charging £450 for a three year licence, however, this fee is currently under review.

3.0 ANIMAL WELFARE REGULATIONS 2018

3.1 As advised at the previous Licensing Committee meeting, the Animal Welfare Regulations 2018 came into force on 1 October 2018. These regulations have the potential to significantly increase the number of animal activities that are licensed. The Council has so far received one query regarding the regulations.

3.2 Statutory guidance relating to these regulations was released at the beginning of September and further guidance is due to be released relating to a charging scheme and the inspection of animal activities.

- 3.3** A Countywide group has been established to consider the guidance and develop procedures and policies for implementing the regulations.
- 3.4** A further update on these regulations will be provided at the Licensing Committee on 14 February 2019.
- 4.0 OTHER OPTIONS CONSIDERED**
- 4.1** N/A
- 5.0 CONSULTATION**
- 5.1** N/A
- 6.0 RELEVANT COUNCIL POLICIES/STRATEGIES**
- 6.1** N/A
- 7.0 RELEVANT GOVERNMENT POLICIES**
- 7.1** N/A
- 8.0 RESOURCE IMPLICATIONS (Human/Property)**
- 8.1** None
- 9.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)**
- 9.1** None arising out of this report
- 10.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)**
- 10.1** None arising out of this report
- 11.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS**
- 11.1** None arising out of this report

Background Papers: None.

Contact Officer: Environmental Health Manager
01684 272117 gordon.buchanan@teWKesbury.gov.uk

Appendices: None