

**Houses of Multiple Occupation (HMO)
Additional Licence Scheme Review
Consultation Report
October 2018**

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1. Summary:

The Rhondda Cynon Taff County Borough Council Additional Licensing (Houses in Multiple Occupation) Scheme came into force on the 1st of April 2014 and extended the scope of Mandatory licensing to cover most rented property with 3 or more occupiers who form 2 or more households regardless of how many storeys the property has.

The Scheme was initially intended to run for a period of 5 years, at the end of which, the Council are then obliged to undertake a review as to whether it has achieved its objectives, it is still fit for purpose and whether it should be extended for a further 5 years.

As part of the review process there is a requirement for the council to undertake a consultation with key stake-holders to ascertain as to whether there is support for the scheme to be extended.

2. Purpose of this Report

The purpose of this report is to provide a record of the HMO Additional Licensing Scheme consultation process in respect of the methods and mechanisms of consultation, the numbers of stake-holders consulted and the content of the representations received.

3. Introduction

As of May 2018 there were an estimated 14,353 private rented properties in Rhondda Cynon Taff which represented approximately 13.35% of the RCT Housing stock. The private rented sector is increasingly relied upon to provide a wide range of housing options within the borough not currently available through the owner occupied and social housing sectors.

Historically HMO's in RCT have been the domain of students and this associated demand have seen the highest concentrations developed in areas adjacent to the university, predominantly the Treforest ward.

Since 2009 and the phased implementation of Welfare Benefit reforms, there has been a growing demand for affordable accommodation options for single person households restricted to the cost of a room in a shared house. Conversely, reductions in student numbers has been instrumental in a significant change in the use of HMO's in the Treforest ward and HMO landlords have had to adapt to this change in the market to negate the inability to let their properties and in-turn cater to the non-student single person demand accordingly.

RCT Additional licensing scheme serves a dual purpose, both to protect the safety of tenants living in HMOs and also to minimise the impact of shared housing on the

character and amenity of the surrounding area. Changes in the market, as currently in operation in Treforest, present a prime example of how the RCT HMO licensing Scheme can be utilised in tandem with additional council initiatives to govern, monitor and enhance the quality of both the property and its management. The ALS ultimately serves to mitigate the negative impacts associated with high densities of HMO's and effectively manages the changes in the dynamics of the housing market, that, if left un-checked, could have an adverse impact on the desirability of an area, a rise in anti-social behaviour and a breakdown of social cohesion.

4. Record of Consultation

The consultation process was opened to stake-holders as of the 6th of August 2018 and ran up until the 15th of September 2018 a period of 6-weeks.

Key Stakeholders identified for engagement were:

- ✓ University of South Wales & Students Union
- ✓ Students
- ✓ Tenants
- ✓ Landlords
- ✓ Letting Agents
- ✓ Local Residents

The primary mechanism for recording representations was by means of an on line Survey.

4.1 SNAP Survey

SNAP is an on-line system providing a digital mechanism for the collation of consultation responses. Interested parties are able to access the system via hyperlinks set within a range of media designed to enable a fast and efficient means of engagement.

4.2 Means of Delivery.

- An email database of 972 landlord's agents and associated services were emailed and provided with details of the consultation and hyperlinks to the SNAP survey.
- The Landlords Newsletter was circulated to a mailing list of 972 landlords and agents providing notification of the consultation and hyperlink to the survey.

- RCTCBC social media carried posts of the consultation and provided links to the SNAP survey. A total 40 posts were delivered via Facebook and Twitter to potentially 151187 people and was shared 117 times
- The University of South Wales and Students Union notified students via their internal emailing system and provided the link to the SNAP Survey.
- Face to face consultation was held on the University campus.
- The RCTCBC website provided details of the consultation via the Current Consultation and Houses of Multiple Occupation web pages.
- Door to door surveys were conducted in Treforest, Aberdare, Pentre with approx. 500 properties knocked.
- The Treforest Resident association and PACT provided with hard copies of the survey and individual collection arrangements agreed.

5. Survey Responses.

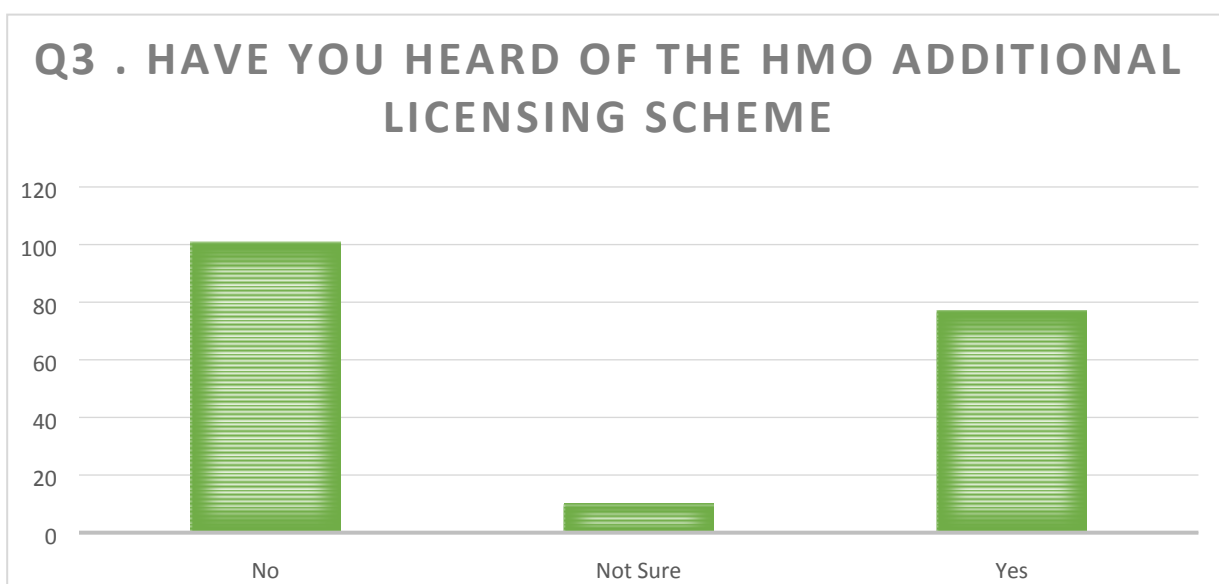
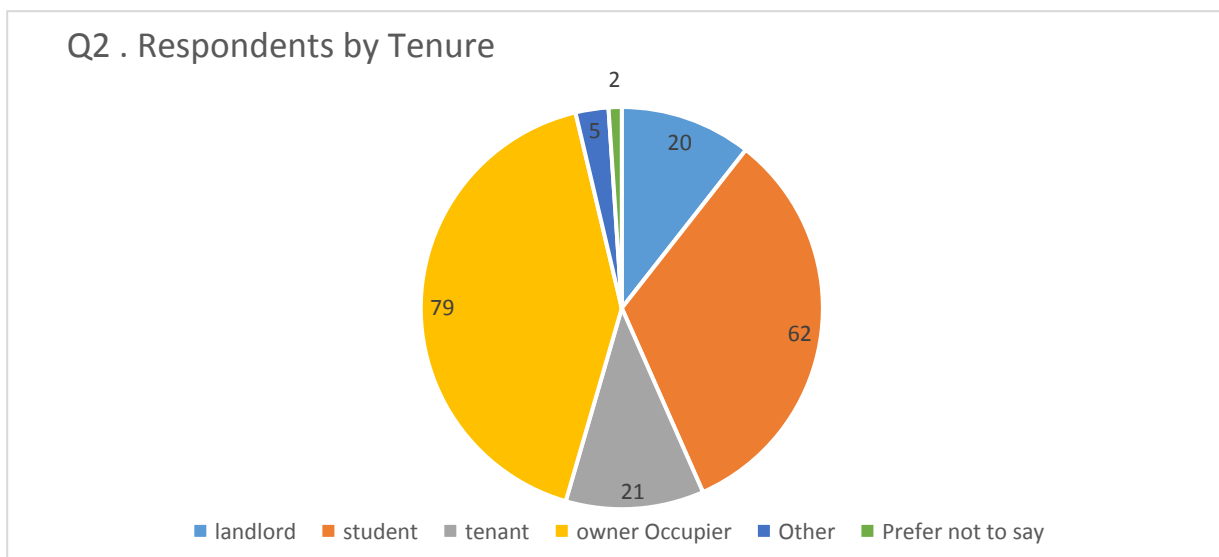
During the period of the consultation there were a total of **192 respondents**.

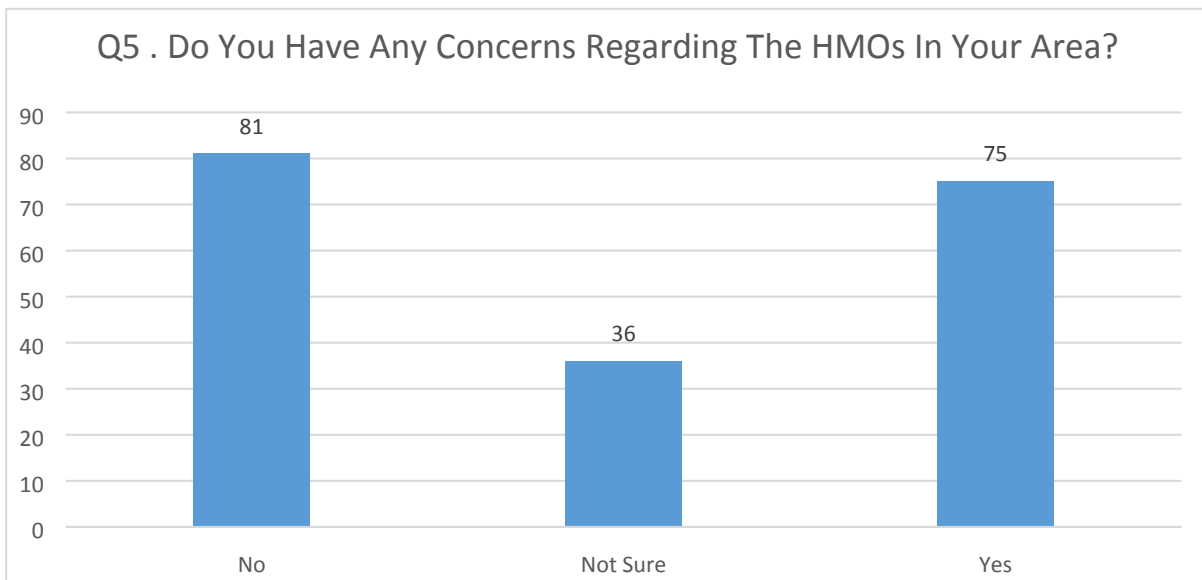
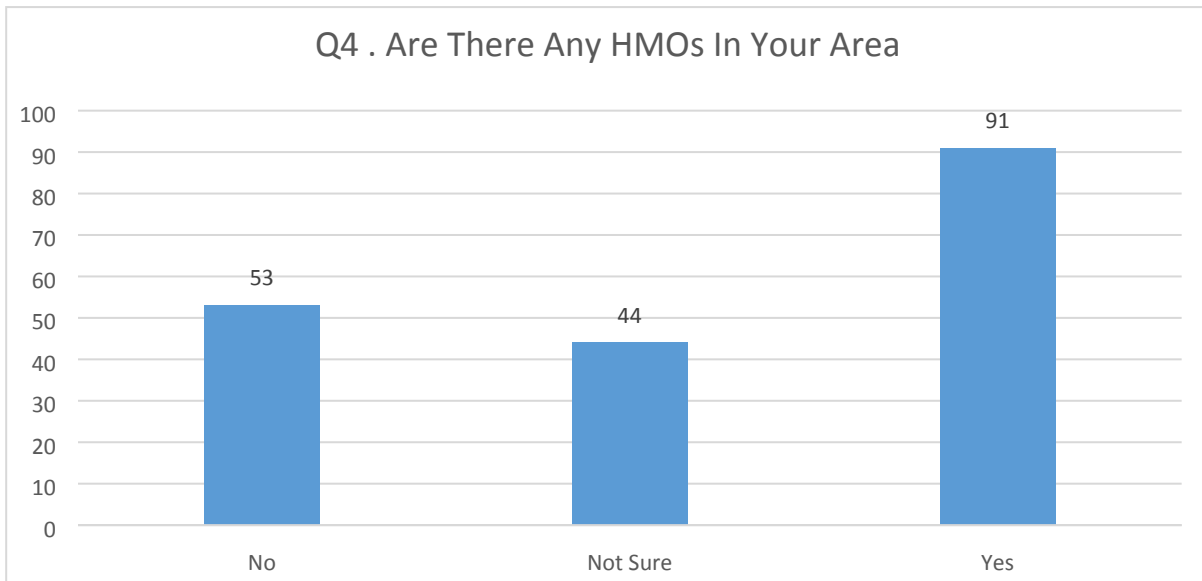
Q1 Respondents Identified Place of Residence

Abertillery	3
Cardiff	10
Cwmbran	2
Llanaran	1
Merthyr	3
Mountain Ash	1
Newport	1
Pentre	6
Pontyclun	2
Pontypridd	4
RCT	2
Reading	1
Rhondda	1
Rhondda Cynon Taff	1
Rhydyfelin	1
Ton Pentre	7
Treforest	95
Vale of Glamorgan	1
Ynysboeth	1

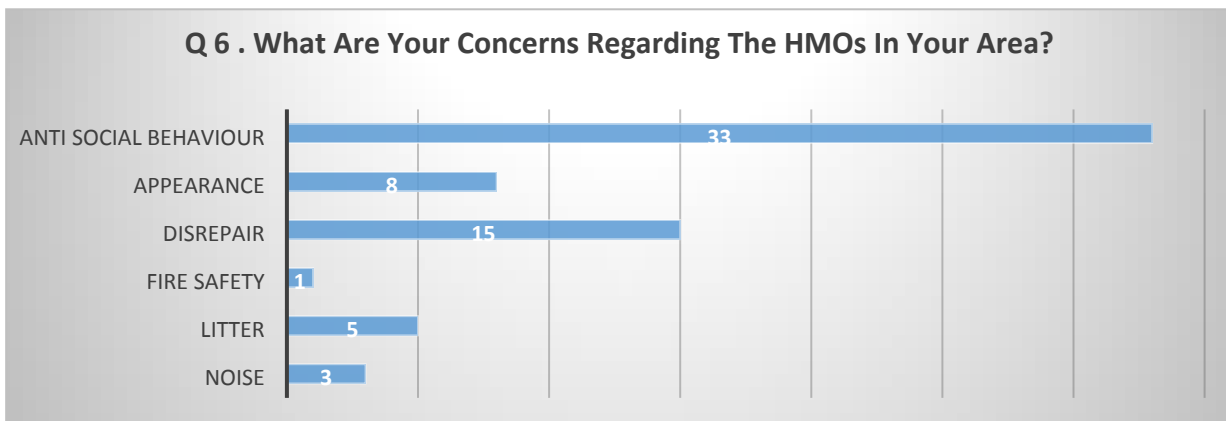
Ystrad Mynach	1
Ystrad	1
Ystrad	1
Total	146

Of the 192 respondents 46 did not complete their place of residence

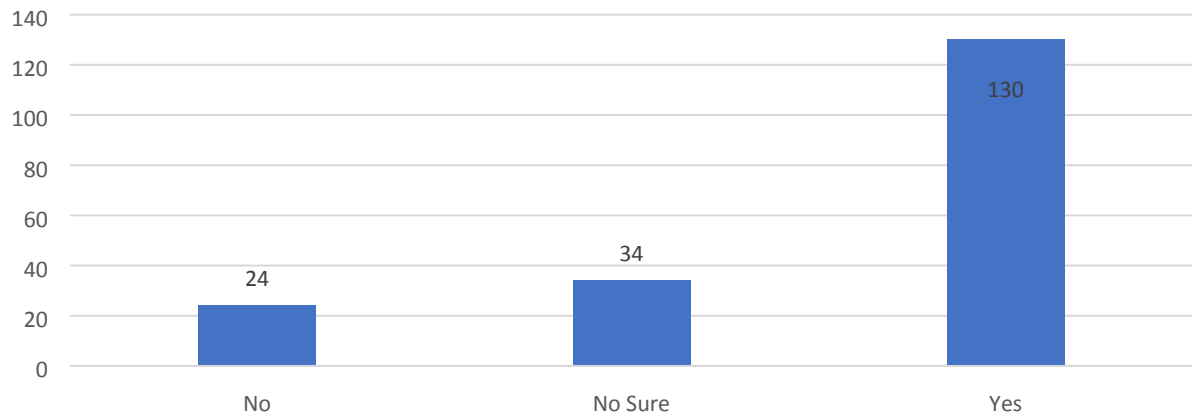




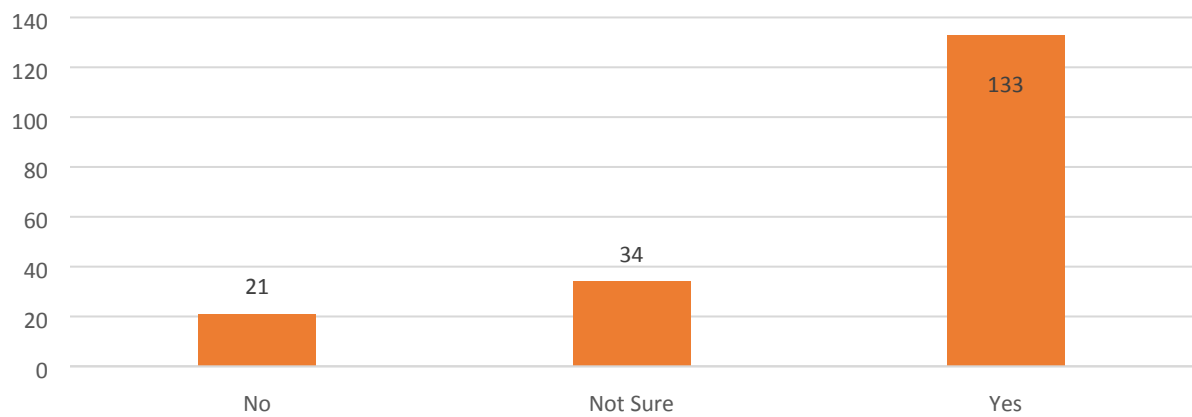
Q.6 Where a concern was raised regarding HMO the respondent was able to choose one lead reason from a list of 6 examples: -



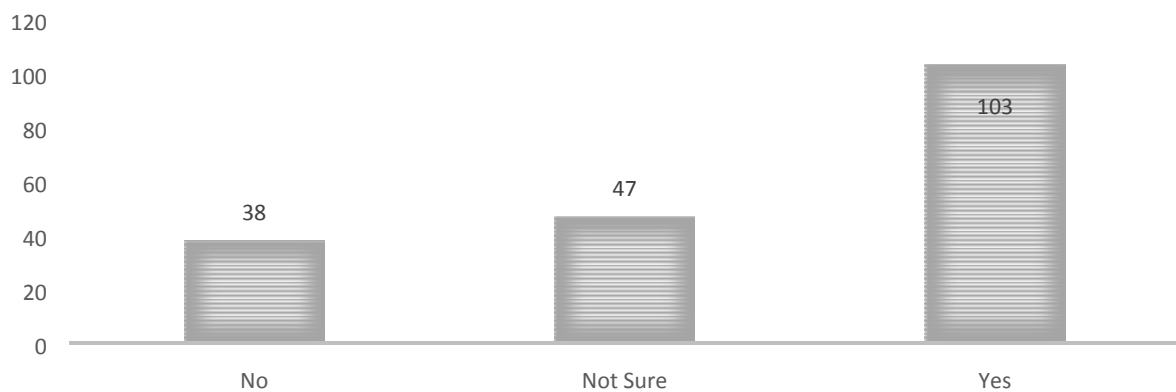
Q7 . Do You Think The HMO Licensing Scheme Can Improve The Quality And Appearance Of Houses Of Multiple Occupation

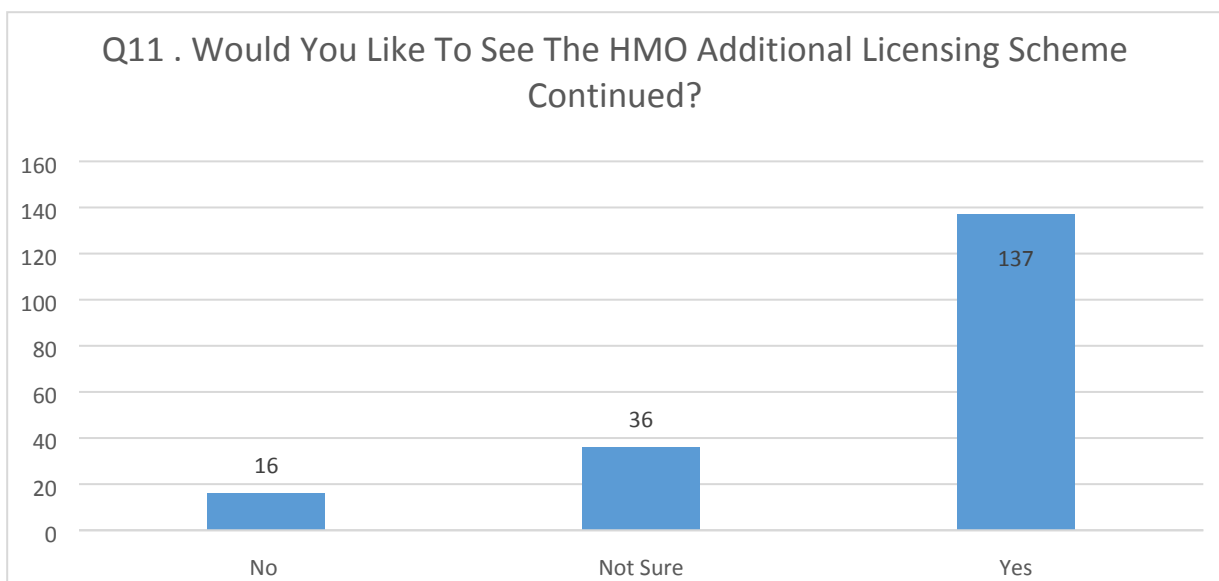
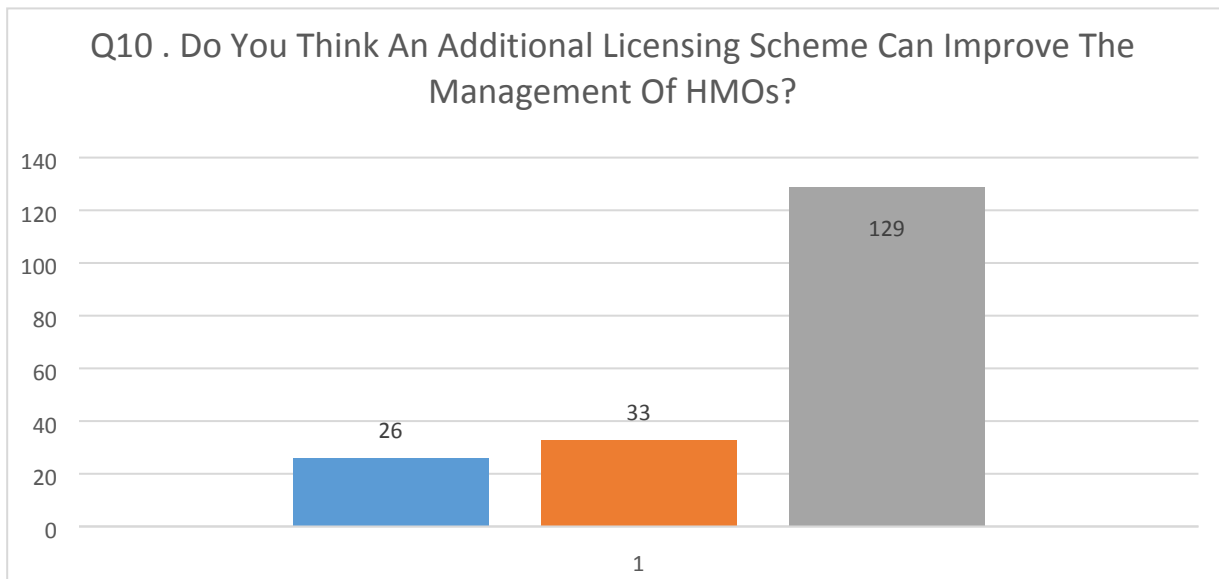


Q8 . Do You Think The Additional Licensing Scheme Can Serve To Improve The Safety And Security Of HMOs



Q9 . DO YOU THINK HMO ADDITIONAL LICENSING CAN PROVIDE AN EFFECTIVE WAY OF PREVENTING ANTI SOCIAL BEHAVIOUR?





6.

Survey Analysis

Q1 Place of Residence?

There was an overall total of 192 respondents to the HMO Additional Licence consultation.

Of the 192 respondents 146 confirmed their place of residence. 65% of respondents that confirmed their place of residents were from the Treforest area.

Q2 Respondent by Tenure?

- 41% owner occupiers
- 11% Tenant
- 10% Landlord
- 33% Student
- 3% Other
- 1% Prefer Not to Say

Q3 Have You Heard of the HMO Additional Licence Scheme?

- 53% of respondents confirmed that they had not heard of the ALS
- 40% had heard of the ALS
- 5% were unsure.

Q4 Are There Any HMOs in Your Area?

- 47% stated there were HMOs in their area
- 23% were unsure
- 28% stated there were no HMOs in their area

Q5 Do You Have Any Concerns About The HMOs in Your Area?

- 39% confirmed they had concerns about the HMOs in their area
- 42% had no concerns
- 19% were unsure whether there were concerns regarding HMOs in their area

Q6 What are your concerns regarding the HMOs in Your Area?

A total of 65 respondent stated they had concerns regarding the HMOs in their area, they were then requested to confirm a lead issue.

- 51% raised concerns in regards to anti-social behaviour in general
- 23% raised concerns in regards to Disrepair of properties
- 12% raised concerns in regards to the appearance of the properties
- 8% raised concerns regarding litter
- 5% raised concerns in regards to Noise Nuisance
- 2% raised concerns in regards to fire safety.

Q7 Do You Think The HMO Licence Scheme Can Improve the Quality and Appearance of Houses of Multiple Occupation?

- 68% confirmed yes

13% said No

18% were unsure as to whether the Additional Licence scheme served to improve the quality and appearance of HMOs

Q8 Do You Think the Additional Licensing Scheme Can Serve to Improve the Safety and Security of HMOs?

69% thought the ALS could serve to improve Safety and security of HMOs

18% were unsure

11% Did not think the ALS could serve to improve Safety and security of HMOs

Q9 Do You Think Additional Licensing Can Provide an Effective Way of Preventing Anti-Social Behaviour?

54% agreed that ALS was an effective way of preventing ASB

24% Were unsure

20% did not think ALS did not provide a means for preventing ASB

Q10 Do You Think Additional Licensing Can Improve the Management of HMOs?

67% stated an ALS could serve to improve the management of HMOs

17% were unsure

14% felt that an ALS did not serve to improve the management of HMOs

Q11 Would You Like to See the Additional Licensing Scheme Continued?

71% of respondents confirmed they would like the Additional Licensing Scheme to continue

19% were unsure

8% did not want the Additional Licence Scheme to continue.

Over 60% of respondents confirmed their support for the objectives of the HMO Additional Licensing Scheme as a means of monitoring and raising the standards of HMO accommodation and its effective management.

The main benefit of the ALS was as a means of reducing incidents of anti-social behaviour in all its forms.

71% of all respondents were in agreement with continuing with the HMO Additional Licensing Scheme as opposed to just 11% of respondents who did not want the scheme to continue.

7. Survey Comments:

All respondents were provided with the opportunity to comment on the HMO Additional Licence Scheme.

A total of 37 respondents provided a comment (See Appendix 2)

Of the 37 respondent comments there were:

8	Landlords
2	Students
3	Tenants
24	Owner Occupiers

Landlord Comments.

The main theme of comment from landlords was that the ADLS presented an additional form of taxation and that further costs and enforcement were not required. There was a feeling that the ADLS focused on compliant landlords and detracted from the ability to enforce standards and did not effectively address non-compliant properties and or landlords.

Student Comments.

The theme of the student comments was that was need for stricter control and the ADLS acted as a means to prevent Anti-social behaviour and raise the quality of the HMO stock.

Tenant Comment.

The emphasis was on the need and responsibility to raise the quality of rented accommodation to maintain a viable rental market and social cohesion.

Owner Occupier Comment.

Although identifying as owner occupiers there were several comments that related specifically to the development, rental and management of HMO properties and the effects the ADLS had on their rental business and future investment options.

There was a high proportion of comment in regards to anti-social behaviour and a lack of enforcement in the Treforest area and the negative impact this is having on the community. The general theme was the perception that there were too many HMOs in Treforest and there was a need to monitor and ameliorate the negative impacts on the community through tighter enforcement of the HMO Additional Licensing Scheme.

Owner Occupiers were in agreement with the aims, objectives and continuation of the ADLS so long as it was fully enforced.

Comment Summary

Respondent comments identified the potentially negative impact HMOs could have on a community if left unchecked. There was support for the concept of additional licensing so long as it was fully enforced and provided a means to target and address non-compliant landlords and raise the quality of property and tenant management.

Landlords presented a negative perception of Additional licensing as a means of taxation and an additional burden on the effective management of their property and their business. Concerns were raised that good landlords were being targeted and a lack of enforcement overlooked non-compliant landlords and poor quality properties.

Owner Occupiers and tenants presented the ADLS in a positive light and supported the aims and objectives of the scheme so long as it was fully enforced and due action was taken to address breaches quickly and effectively.

Treforest featured significantly in the responses and there was a recognition of the problems that could be derived from an over-supply and deterioration in the quality of HMOs.

Appendix 1

Copies of Media Utilised for Consultation

❖ Email Sent to 972 Landlords, Agents and Associated Services.

Dear Landlords,

Rhondda Cynon Taf County Borough Council are currently reviewing their HMO Additional Licence Scheme and would be grateful for your assistance.

For full details on Houses of Multiple Occupation please visit the councils web page

<https://www.rctcbc.gov.uk/EN/Business/LandlordGuidance/Housesinmultipleoccupation.aspx>

[Houses in multiple occupation | Rhondda Cynon Taf County ...](#)

www.rctcbc.gov.uk

Houses in multiple occupation information and advice in Rhondda Cynon Taf.

To complete the on-line survey

<https://www.snapsurveys.com/wh/s.asp?k=153270711302>

Please see attached Frequently Asked Questions

Thank you for your time and assistance in raising and maintaining the standards of rented accommodation in RCT.

❖ **SNAP Survey Content.**



HMO Licensing Scheme

Rhondda Cynon Taf CBC are reviewing their HMO Additional Licensing Scheme which was introduced on the 1st of April 2014 as a means of improving the quality and management of rented accommodation in Rhondda Cynon Taf.

Houses of Multiple Occupation provide an essential accommodation option for an increasing number of RCT residents. We would therefore be grateful if you could assist in reviewing the HMO Additional Licence Scheme by answering the following questions.

Q1 In which area do you live?

Q2 Are you...?

- An owner occupier
- A landlord
- A tenant
- A student
- Prefer not to say
- Other

Please specify

Q3 Have you Heard of the HMO Additional Licensing Scheme?

- Yes
- No
- Not sure

-
- Q4 Are there any HMOs in your area?
- Yes
 - No
 - Not sure
- Q5 Do you have any concerns about the HMO's in your area?
- Yes
 - No
 - Not sure
- Q6 If yes, please confirm what your concerns are:
- Appearance
 - Disrepair
 - Fire safety
 - Noise
 - Litter
 - Anti-social behaviour
- Q7 Do you think the additional licensing scheme can improve the quality and appearance of Houses of multiple occupation?
- Yes
 - No
 - Not sure
- Q8 Do you think Additional Licensing can serve to improve the Safety and security of Houses of Multiple Occupation?
- Yes
 - No
 - Not sure
- Q9 Do you think additional licensing can provide an effective way of preventing Anti-social behaviour?
- Yes
 - No
 - Not sure
- Q10 Do you think Additional licensing can serve improve the management of houses of multiple occupation?
- Yes
 - No
 - Not sure

Q11 Would you like to see the Additional Licensing Scheme continued?

- Yes
- No
- Not sure

Q12 Do you have any comments?

We would like to thank you for your time and the support you have provided.

Rhondda Cynon Taf County Borough Council will process the information you have provided in accordance with the General Data Protection Regulation (GDPR). The information may be used for statistical purposes but all personal details will be anonymous. For further information please view our consultation Privacy Notice, which will be available at www.rctcbc.gov.uk/serviceprivacynotice

❖ RCTCBC Current Consultations (Web Page)

Current Consultations



Traffic Consultations

Give your views on the design and implementation of new traffic and road safety schemes.



School Consultations

Give your views on school building and development in Rhondda Cynon Taf.



Strengthening Local Government: Delivering for people

The Welsh Government is consulting on options to create stronger, more powerful local government in Wales.



Public Rights of Way Improvement Plan Survey

ROWIPs are the prime means by which Rhondda Cynon Taf identify, prioritise, and plan for improvements to local rights of way and set out how we will approach our day to day management of the Rights of Way Network.



Resident Engagement 2018

We will be out and about in the local community talking to residents about a range of topics and to recruit new Citizens' Panel Members.



HMO Licensing Scheme

Rhondda Cynon Taf CBC are reviewing their HMO Additional Licensing Scheme which was introduced on the 1st of April 2014 as a means of improving the quality and management of rented accommodation in Rhondda Cynon Taf.



Cwm Taf Ageing Well Plan Consultation

We are interested in hearing your views on the 5 themes of the programme and what you feel we should be doing and what you could do to support:



Equality Objectives Consultation

Do you have views on equality? If so, we would like to hear them. We are consulting on our proposed equality objectives.

❖ RCTCBC Houses of Multiple Occupation Web page.

<https://www.rctcbc.gov.uk/EN/Business/LandlordGuidance/Housesinmultipleoccupation.aspx>



[Home](#) > [Business](#) > [Landlord Guidance](#)

Houses in multiple occupation

From the 30th June 2006, the Housing Act 2004 places a duty on local authorities in Wales to licence houses in multiple occupation (HMOs).

The council are currently undertaking a review of the Additional licensing scheme and would welcome your views. To complete the survey please visit [RCT HMO Additional Licensing Scheme survey](#)

A building, or part of a building, will be an HMO if:

- it is occupied by persons who do not form a single household; and
- it is occupied by those persons as their only or main residence and their occupation of the living accommodation constitutes the only use of that accommodation; and
- rent is payable by at least one of the occupiers; and
- two or more of the households who occupy the living accommodation share one or more basic amenities or the living accommodation is lacking in one or more basic amenities

Purpose built blocks of self contained flats are not HMOs, but houses or buildings which have been converted into a block of flats may be a HMO if:

- the standard of conversion does not comply with the 1991 Building Regulations; and
- less than two thirds of the flats are owner occupied.

[The full definition can be found in sections 254, 257 and 259 of the Housing Act 2004.](#)

Please note that the definition of a HMO for Council Tax purposes is different to that used for HMO licensing under the Housing Act 2004.

RELATED PAGES

- > [HMO FAQ](#)
- > [Property Accreditation Scheme](#)

❖ Frequently Asked Questions

Houses of Multiple Occupation Additional Licensing scheme.

Q. What is a House of Multiple Occupation?

A. A building, or part of a building, will be an HMO if:

- ✓ it is occupied by persons who do not form a single household; and
- ✓ it is occupied by those persons as their only or main residence and their occupation of the living accommodation constitutes the only use of that accommodation; and
- ✓ rent is payable by at least one of the occupiers; and
- ✓ two or more of the households who occupy the living accommodation share one or more basic amenities or the living accommodation is lacking in one or more basic amenities

Purpose built blocks of self-contained flats are not HMOs, but houses or buildings which have been converted into a block of flats may be a HMO if:

- the standard of conversion does not comply with the 1991 Building Regulations; and
- less than two thirds of the flats are owner occupied.

Q. What is HMO Additional Licensing?

A. The Housing Act 2004 allows local Authorities to specify that landlords of some or all Houses in Multiple Occupation (HMOs) must apply for a license if they want to let to tenants. A scheme can cover the whole of the Authority's area and all types of HMOs, or can be designed for a specific area and specific HMOs. An additional licensing scheme can last for a maximum of 5 years at which point it is reviewed to confirm it has achieved the desired outcomes and whether it should be extended or withdrawn.

Licensing gives The Council the power to require all landlords of HMOs (included in the scheme) to apply for a license and provide details of the management arrangements and the property. This will enable officers to know where these properties are and place conditions on the license holder to ensure minimum standards of safety, welfare and management are maintained.

License holders will have to be fit and proper persons and satisfactory management arrangements will have to be in place.

Landlords will have to pay a fee for each license application to cover the Council's costs of running the scheme.

The council will compile a register of licensed properties with landlords contact details and maximum occupancy and property details. The register of HMOs will be available to the public so they can find out who manages HMOs near them and are able to more quickly and easily report problems.

The council will be able to proactively inspect licensed properties to deal with any significant health and safety hazards and ensure they meet minimum management requirements.

Where landlords are unable to meet the licensing requirements the council can pursue the necessary sanctions against the landlord which could include prosecution and forcing a change of management of the property.

Operating a property covered by the designation without a license is an offence punishable by a fine up to £20,000.

Q. How many HMOs are there in RCT?

A. As of April 2018 there were 544 Licensed HMOs with another 22 properties pending completion of their license application.

❖ **RCTCBC Social Media**

Facebook

- The landlords of houses of multiple occupancy - such as student digs - have to meet additional licensing standards to protect tenants and the wider community - have your say here: <http://socsi.in/wbyi5>

Twitter

- Are you the landlord of a House of Multiple Occupation (HMO)? Have your say in our review of the Additional Licensing Scheme, introduced to further improve the quality and management of rented accommodation in RCT. <http://socsi.in/VBwj>

❖ **Landlords Newsletter.**

An article relating to enforcement of the Additional Licencing Scheme was covered in the Landlords Newsletter circulated via email on the 30/08/18 to 972 Landlords, Agents and associated services. Hyperlinks to the survey were contained within the article.

RCT Landlord Prosecuted for Failing to license House of Multiple Occupation



A landlord from Cardiff has recently been convicted of a number of housing related offences in connection with a property he rented in Rhondda Cynon Taf.

Dean Leaman pleaded guilty on the 18th July 2018 at Merthyr Magistrates Court to operating a licensable House in Multiple Occupation (HMO) at 45 Oxford Street, Treforest without a licence. He also pleaded guilty to two other offences of failing to comply with a notice to produce documents and for failing to be licensed with Rent Smart Wales or appointing a licensed agent to act on his behalf. He has been fined and ordered to pay Council Costs as well as a victim surcharge.

The property was identified as being a potentially unlicensed HMO during routine street surveys carried out during November 2017. Further investigations confirmed that the property was indeed being occupied as a HMO with four persons occupying the house as four separate households, without a licence.

Despite being given a number of opportunities to submit a HMO licence application he failed to do so. A legal notice was served on Dean Leaman declaring the property as a HMO and a separate notice was served requiring him to produce documents. He failed to produce the documents as required and it was also identified that he was not licensed with Rent Smart Wales.

The Council licences HMO's to ensure that properties are free from serious hazards, have the appropriate facilities and fire precautions and are safe to live in.

It is unlikely that the landlord could become a licensed landlord with Rent Smart Wales now and will have to appoint a licensed agent to act on his behalf. In addition if he were to apply to

licence any of his properties as HMO's, Licensing Authorities would have to consider whether he is fit and proper to do so having regard to his conviction. On top of this his tenants can apply to a Residential Property Tribunal for a Rent Repayment Order. A Residential Property Tribunal could determine that he has to pay each tenant up to twelve months of their rent back.

Paul Mee, Service Director for Public Health, Protection and Community Services said "We have a licensing scheme in place to ensure all HMO's in our County Borough are well managed, safe and do not have a negative impact on the wider community.

"Treforest has been an area where residents have experienced problems as a result of the actions of a minority of irresponsible landlords and their tenants"

"Working with the majority of responsible landlords we have put in place the licensing scheme and a range of measures to ensure the HMO properties offered for rent in RCT, particularly to students, are run responsibly and legally".

Rhondda Cynon Taf Council is currently consulting on its additional licensing scheme, which came into force in 2014. You can find out more here <https://www.rctcbc.gov.uk/EN/Business/LandlordGuidance/Housesinmultipleoccupation.aspx>

You can share your views via the consultation here: <https://www.snapsurveys.com/wh/s.asp?k=153270711302>

Appendix 2

Survey Comments

Respondents were able to comment on aspects of the Additional licensing scheme and its objectives in regards to the curtailment of Anti-social behaviour and the accountability of landlords and their management practice.

Landlord Comments
The additional licensing scheme distracts EHO's from focusing on the really poor properties and landlords and they end up focusing on getting paperwork filled out. They have all the powers they need and this is a tax and bureaucratic system which slows down effective enforcement.
Another form of taxation by the local authority. RCT are doing their best to increase the overall number of residential houses in the Treforest area
I believe the present scheme is quite adequate for the people who register and comply with the regulations you already have in place. The problems you have are with the persons who do not register and comply with the safety regulations which are in place. Any changes you may in visage would once again be carried out by persons who are registered, and already comply with the rules and not by the people who are not registered
As a landlord I try my hardest to keep my HMO up to regulated standards at all times. In RCT I have found it increasingly difficult to get tenants since South Wales University seems to work more closely with student accommodations in Cardiff. Also I think that if a HMO is issued, landlords should be able to rent house at to family's if need be, I have been informed that this should not happen? Increased licensing will no doubt increase costs and overheads where rents have decreased and cost gone up!
Enough checks and balances and training together with sufficient enforcement and sanction options under the Rent Smart Wales legislation - further costs and enforcement not required.
Existing refuse storage and collection policies are not helpful or clear. Refuse regularly left uncollected.

Personally I don't see these schemes working, generally its more of a way of generating revenue for councils, some other councils are dropping the schemes or modifying them due a recent court case.....In a case between HMO landlord Peter Gaskin and The London Borough of Richmond Upon Thames, the administrative court ruled that HMO licence fees charged by local authorities can only cover the cost of the licencing scheme, not the cost of enforcing the scheme. HMO licenses have to be renewed every five years and when Gaskin came to renew his licence the council asked him to pay a fee covering not only the costs of processing his application, but the authority's costs of running the licensing scheme.

The Housing industry needs a shift and rejuvenation. But Additional HMO Rules is the wrong approach. It will drive house prices up. It will reduce the number of available single occupancy houses. It will penalise landlords. It will make the already short numbers of property even shorter. It will drive more landlords out of the business and create unemployment. It will see a rise in abandoned properties by landlords. It's just a badly thought idea. Cut the red tape in the buying process and there will be more housing. Regulate solicitor's exploitation of landlords and there will be more affordable houses hence reducing the need for having few badly behaved people in one HMO area. Regulate companies selling repossession properties and assist more properties available soon hence reducing the need for more HMOs. But let good landlords produce more HMOs. Just don't restrict them, but regulate the sizes of rooms and that shall be fine.

Students

Stricter Control

To prevent stuff including anti-social behaviour you need to higher the image of housing; such as higher the quality and focus on the appearance a bit more

Tenants

Treforest needs high quality HMO's to attract students to USW to help keep Treforest a busy vibrant village, as this would have a knock on effect to businesses and leave empty properties which could lead to other issues.

I live in a rent house but I keep my home inside and outside clean and tidy.

This scheme is a great start, but, there needs to be more emphasis on those landlords that do not keep their properties in good repair and also those who turn a blind eye to the tenants antisocial and illegal behaviour. This should then be extended to all private rented property.

Owner Occupier

I was intending to buy property for letting but have now shelved the idea.

I have rental properties in the Treforest area of which have HMO licences. I believe HMO licensing is a good idea and provided the scheme isn't restricted to allow a landlord to obtain a licence then I am a supporter. I believe a problem occurs under the additional licensing scheme where the local authority will not issue a licence even when a landlord has met all requirements.

I hope there that there won't be any more approval for his. There are lots of empty houses at present. There are problems with rubbish as not putting it out on correct day and being ripped apart. Hardly any recycling done. Parking problems as too many cars if too many HMO's. No respect for the properties and lots of unscrupulous landlords. They need to take responsibility for them. I.e. at end of term students have gone home and put rubbish out before they left. Land lords should visit and sort.

As it currently stands whatever process is in place doesn't seem to work, there is no effort from landlords or the tenants in question to maintain or look after the property or the area, lack of penalties and consequences makes the area a playground for thugs and disrespectful students to as they wish whenever they wish. There is a tremendous lack of housing across the whole of the UK and Treforest occupies a high unoccupied rate even during university term period. Landlord should have to show commitment to making a positive impact on the community as it's us the people who live here who have to deal with all the problems when the landlords and students can just up and leave whenever they please. Treforest is a tip there is no commitment from the council to actively maintain the area as they do places where all their residents pay council tax. It's a failing by the landlords, students and council and something needs to be done before the only people who contribute the area financially and by other means leave for good

Absent landlords are a major factor in Treforest, we have far too many HMO properties in Treforest, the culprit being University of Wales , which has now left Treforest an absolute disgrace

When I have spoken to the council about individuals specifically moved to HMO in Treforest, the council were not interested in dealing with it. My wife and children are exposed to some unsavoury characters bringing the area down. Known people also are dealing drugs out of some and incidents occur regularly! For a father, this is questioning whether I should move from my area if this is not addressed!

The scheme could improve anti-social behaviour, litter, appearance etc. but from walking around my area I don't see any evidence of it being enforced. Landlords appear to be able to do what they want e.g. put litter out on the street days before its due to be collected thus leaving the area dirty. We've had to call the council to deal with rats on our property due to the HMO residents next to us putting their food waste directly into their garden (they were observed doing this). Management company appeared to not care. It feels that as long as the landlord/management get their money they don't care.

My house was built in 1840 and originally had 7 occupants, fast forward 180 years and with HMOs nothing has changed apart from theme noise, the anti-social behaviour, the filth, nowhere to park HMOs are a blight on society, get rid.

There was only one choice regarding the impact of HMOs on the local community. Unfortunately, all of the above are a problem along with parking of cars

We have a lot of trouble with parking because student house Can have up to 4 or 5 cars per house

Treforest has become a right XXXX hole I pay my rates and bills .and I worked all my life. I love living in Treforest but it is not safe to walk the streets.

Fed up of seeing the houses in this area being left to rot!!

Good Job done by local Authority

There are too many HMO's in Treforest and something should be done to stop the greedy landlords from putting anyone in these houses just to get money most of landlords are fine and look after the properties but some don't care

<p>It's not a short term fix. The area has deteriorated over the last few decades and will take a long time to improve. There needs to be a focus on bringing families with children back into the area.</p>
<p>The whole of Treforest needs to be looked at, too many HMOs, no need for any more to be built.</p>
<p>The licensing scheme has been watered down over the years which has made it easier for people to rent properties as HMO's. The licensing process that I undertook to register my properties many years ago was much stricter.</p>
<p>as far as I can see everyone looks the other way you don't follow it up</p>
<p>Far too many HMOs in Treforest should be limited to a percentage of each street or road</p>
<p>Without the Scheme Treforest community would be destroyed.</p>
<p>Make sure it's clean and tidy around the area.</p>
<p>Gives reassurance to permanent residents.</p>
<p>The additional licensing scheme is absolutely necessary to ensure that houses of multiple occupation in Treforest are better managed as well as the associated issues such as anti-social behaviour. The demand for student accommodation in Treforest has changed in recent years as student numbers have decreased yet the standards in unlicensed accommodation particularly give cause for concern. Additional licensing helps to a certain degree as does enforcement and prosecution of unlicensed housing as it serves to discourage rogue landlords and promote compliance. I deal with community complaints as part of my job role and the public health and protection team have proved vital in terms of advising on licensed and unlicensed properties where (alleged) anti-social behaviour has occurred and of course in ensuring that standards are met. Students are vulnerable and without the safety net of additional licensing could be at further risk of exploitation by rogue landlords.</p>

There are concerns about every aspect of HMOs, but question 6 only allowed one choice. Treforest has the greatest number of HMOs in the borough and many of the HMOs are still not licensed. We have provided the Local Authority with a large list of potential HMOs that were not licensed. Treforest has been devastated by the high density of HMOs and if the community is to be regenerated, it is essential that the Additional Licensing Scheme continues. Respectfully, can you please continue with the Additional HMO Licensing scheme, without the scheme Treforest would be completely destroyed.

there are far too many student accommodations in Treforest and not enough affordable accommodation for single or small families of the community. which is destroying the community vibe