

Houses of Multiple Occupation (HMO)

Additional Licence Scheme Review

Consultation Report

October 2023

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1. Summary

The current Rhondda Cynon Taff County Borough Council Additional Licensing (Houses in Multiple Occupation) Scheme came into force on the 1st of April 2019 and it continued to extend 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 has been running for a period of 5 years and, the Council were required 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

Between the 2011 and the 2021 Census, the percentage of privately rented properties within RCT rose from 13.7% to 17.6%. This represents the second highest rise in Wales. There is now an estimated 18,180 private rented properties in the Borough, which is an increase from 14,353 in April 2018.

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.

The 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 5th of September 2023 and ran up until the 17th of October 2023 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 Online Survey

The survey was created using Microsoft Forms, providing a digital mechanism for the collation of consultation responses. Interested parties were able to access the survey via hyperlinks and a QR code, 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 883 landlord's agents and associated services were emailed and provided with details of the consultation and hyperlinks to the online survey.
- Attendees at the RCT Landlord Forum were made aware of the upcoming consultation and encouraged to take part.
- The University of South Wales and Students Union notified students via their internal emailing system and provided the link to the online Survey.
- The RCTCBC website provided details of the consultation via the Current Consultation pages.
- Door to door surveys were conducted in the Treforest area, with approximately 500 properties knocked.

- The Treforest Resident Association and PACT Forum were provided with hard copies of the survey and individual collection arrangements agreed.

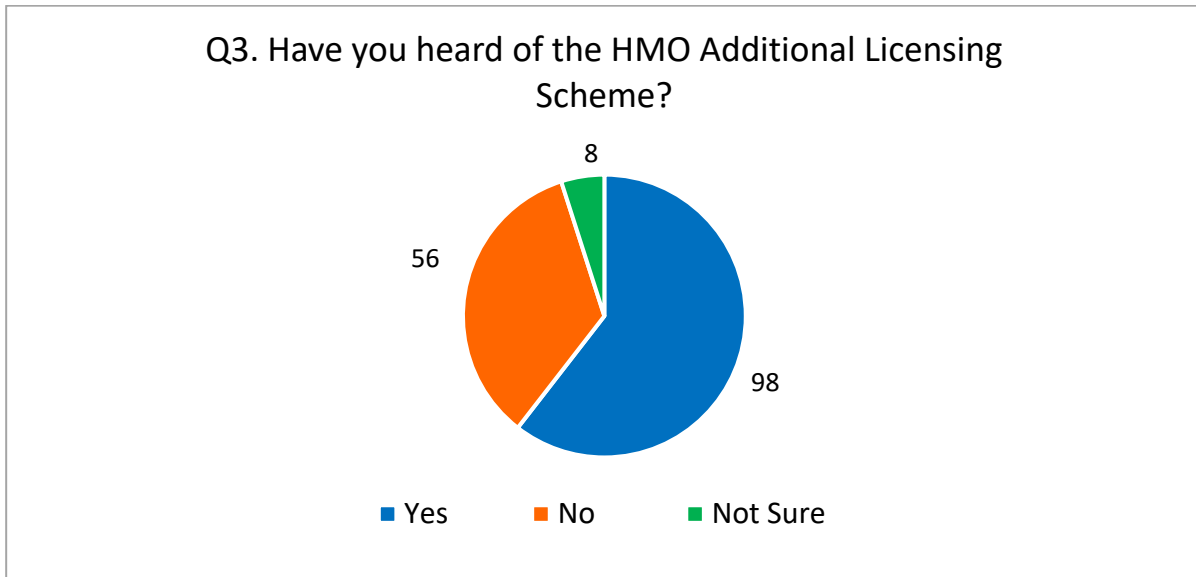
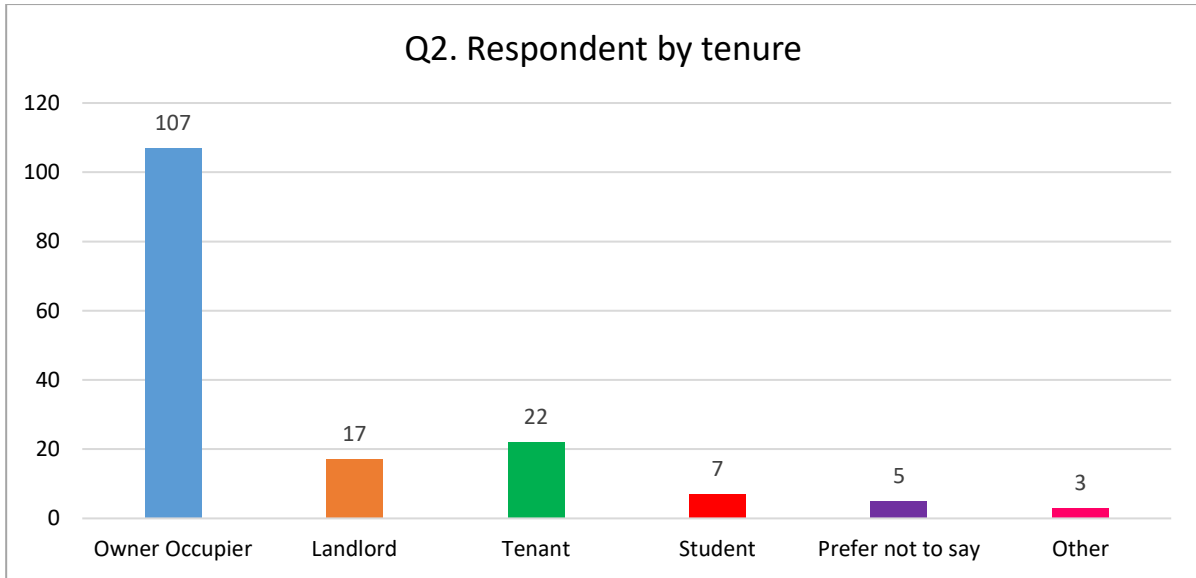
5. Survey Responses.

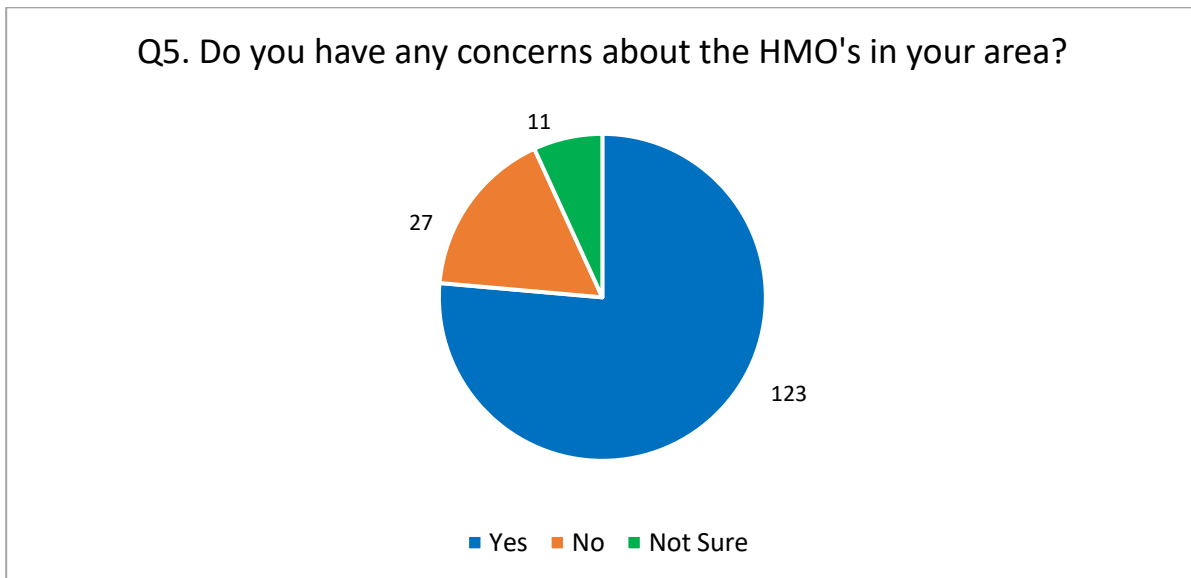
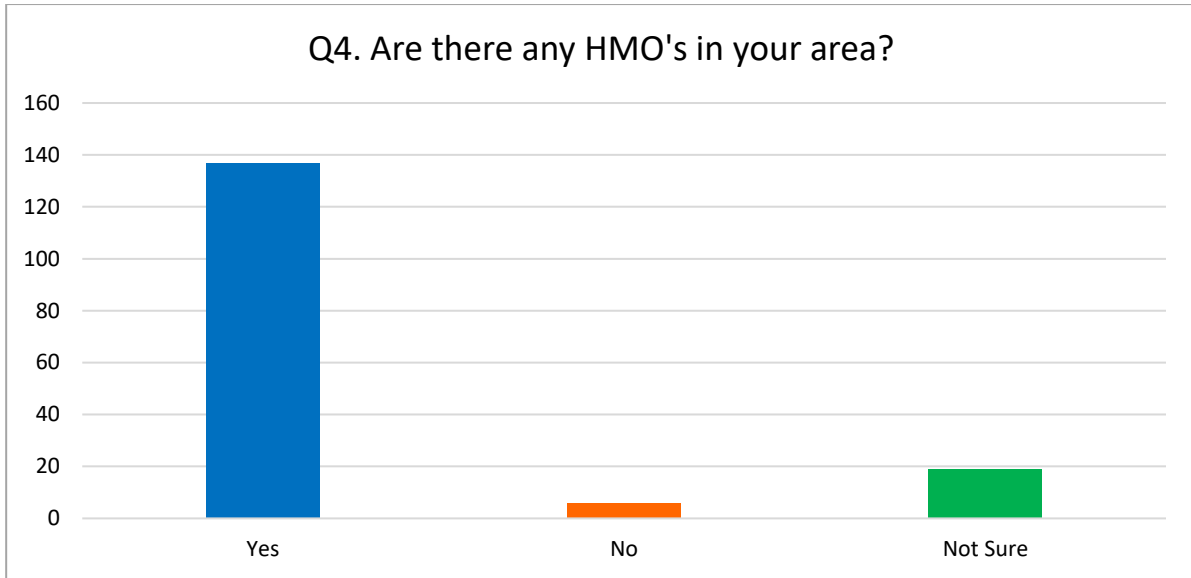
During the period of the consultation there were a total of **163 respondents**.

Q1. Respondents Identified Place of Residence

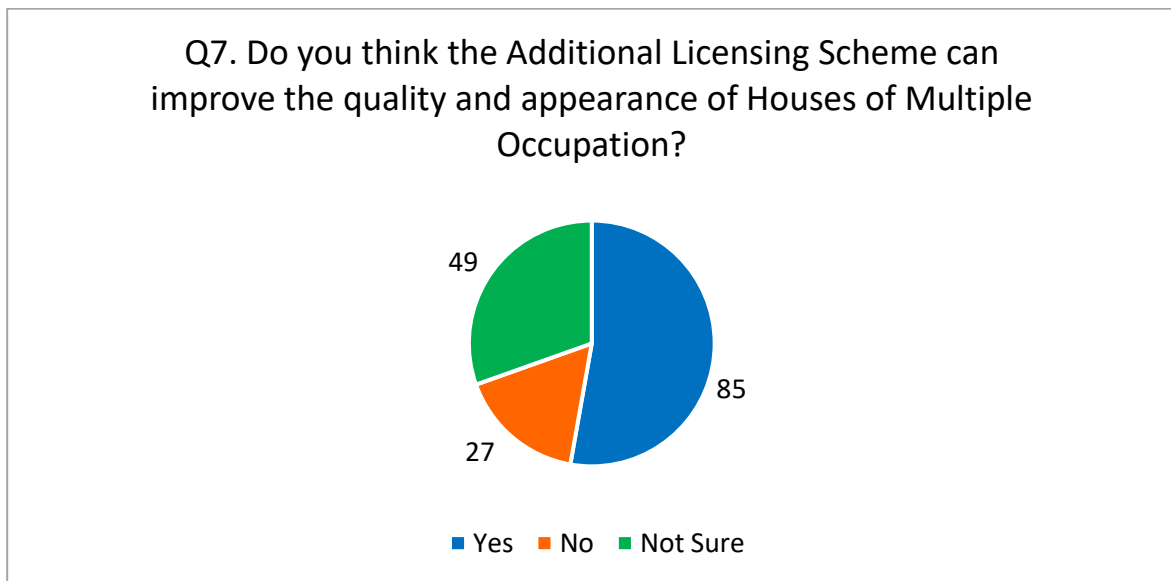
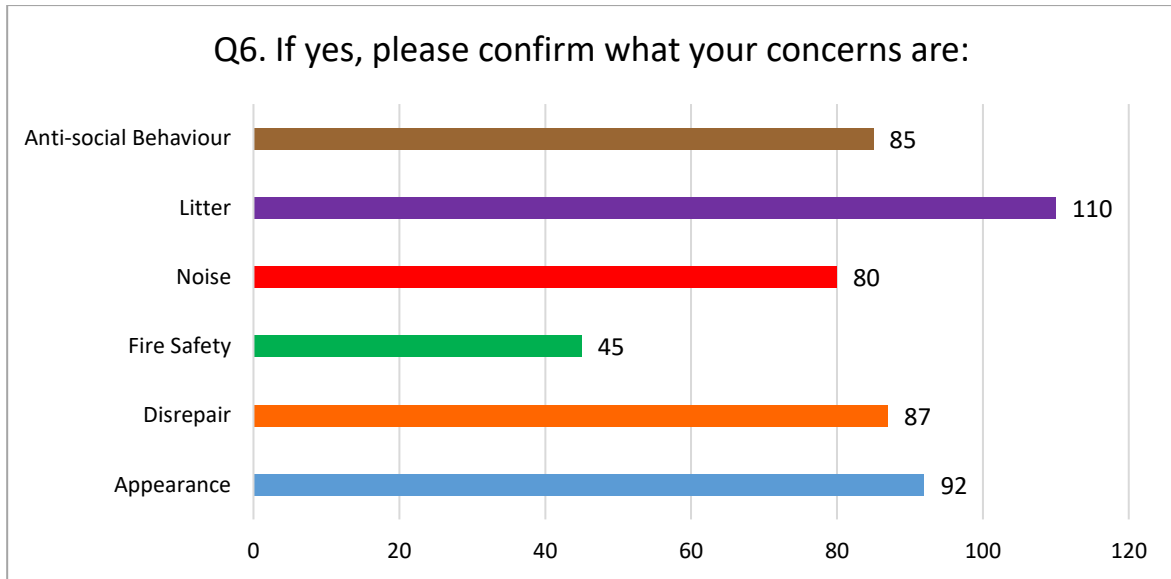
Beddau	1
Caerphilly	1
Cardiff	1
Cilfynydd	1
Cynon	1
Ferndale	1
Glyntaff	1
Graig	1
Hopkinstown	1
Pontypridd	6
Reading	1
Rhondda	3
Rhydyfelin	4
Spain	1
Swansea	1
Taf	3
Tonteg	1
Tonyrefail	1
Treforest	116
Tylorstown	1
Total	148

Of the 163 respondents to the survey, 148 completed their place of residence with 15 choosing not to answer this question.





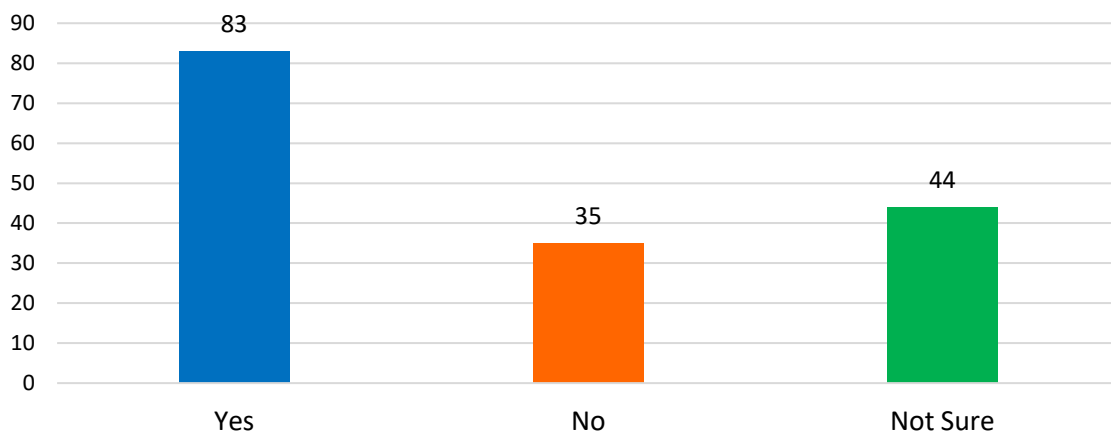
Q.6 Where a concern was raised regarding HMO the respondent was able to choose multiple reasons from a list of 6 examples:

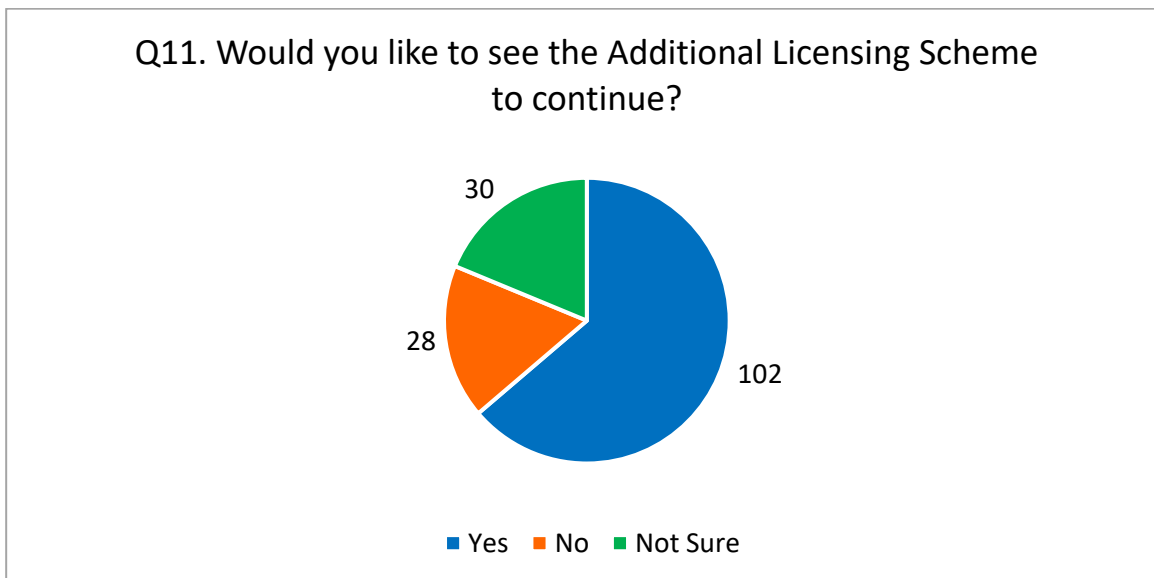
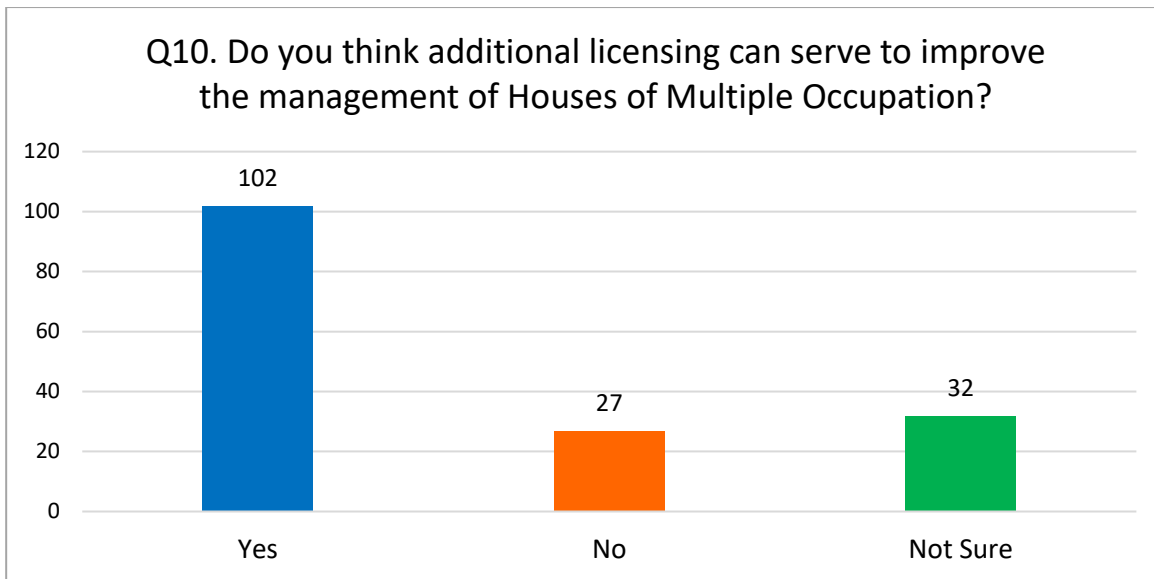


Q8. Do you think the Additional Licensing Scheme can improve the safety and security of Houses of Multiple Occupation?



Q9. Do you think additional licensing can provide an effective way of preventing anti-social behaviour?





6.

Survey Analysis

Q1 Place of Residence?

There were a total of 163 Respondents to the consultation held between the 5th of September and the 17th of October 2023.

Of the 163 respondents 148 confirmed their place of residence. 78% of respondents that confirmed their place of residence were from the Treforest area.

Q2 Are you? (owner occupier, landlord, tenant, student, other, prefer not to say)

161 responded to question 2

66% owner occupiers

14% Tenant

11% Landlord

4% Student

2% Other

3% Prefer Not to Say

Q3 Have You Heard of the HMO Additional Licence Scheme?

162 responded to question 3

61% of respondents confirmed that they had heard of the ALS

35% had not heard of the ALS

4% were unsure

Q4 Are There Any HMOs in Your Area?

162 responded to question 4

85% stated there were HMOs in their area

11% were unsure

4% stated there were no HMOs in their area

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

161 responded to question 5

76% confirmed they had concerns about the HMOs in their area

17% had no concerns

7% were unsure whether there were concerns regarding HMOs in their area

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

130 responded to question 6 and they were able to choose multiple concerns.

85 raised concerns in regards to anti-social behaviour in general

87 raised concerns in regards to Disrepair of properties

92 raised concerns in regards to the appearance of the properties

110 raised concerns regarding litter

80 raised concerns in regards to Noise Nuisance

45 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?

161 responded to question 7

53% confirmed Yes

17% said No

30% were not sure

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

162 responded to question 8

57% thought the ALS could serve to improve Safety and security of HMOs

27% were unsure

16% 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?

162 responded to question 9

51% agreed that ALS was an effective way of preventing ASB

27% Were unsure

22% did not think ALS did not provide a means for preventing ASB

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

161 responded to question 10

63% stated an ALS could serve to improve the management of HMOs

20% were unsure

17% felt that an ALS did not serve to improve the management of HMOs

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

160 responded to question 11

64% of respondents confirmed they would like the Additional Licensing Scheme to continue

19% where unsure

17% 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.

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

64% of all respondents were in agreement with continuing with the HMO Additional Licensing Scheme as opposed to just 17% 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 79 respondents provided a comment (See Appendix 2)

Of the 79 respondent comments there were:

11	Landlords
58	Owner Occupiers
6	Tenants
1	Living at home with parents
2	Prefer not to say
1	Other

Landlord Comments.

The main theme of comment from landlords was that the ALS was far too expensive and this may be a reason for landlords not registering, the feeling is that if the cost was lowered, it may encourage more landlords to come forward and register. Others felt that it is another way for the Council to generate an income and that the ALS has not proved successful in improving the appearance of properties. There was a feeling that the ALS focused on compliant landlords and detracted from the ability to enforce standards and did not effectively address non-compliant properties and or landlords.

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. Parking issues was also mentioned numerous times.

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 ALS had on their rental business and future investment options.

There was a high proportion of comment in regards to litter, poor appearance, 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. Many owner occupiers have complained about parking in the area, although this wasn't an option in any of the questions, it has been highlighted as a significant issue in the Treforest area.

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

This scheme has helped the community enormously, I hope it continues and is strengthened in the future.

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 'rogue' landlords and poor quality properties.

Owner Occupiers and tenants presented the ALS 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 883 Landlords, Agents and Associated Services**

Hello Landlord,

We would be very grateful if you could take the time to complete the short survey to provide feedback regarding the HMO Additional Licensing Scheme which is currently under review.

Please use the link below to access the survey or you can scan the QR code below:

Link to survey: <https://forms.office.com/e/XMCSYnfFgv>



Hello Landlord,

Just a quick reminder that there is still time to complete the short survey to provide feedback regarding the HMO Additional Licensing Scheme which is currently under review.

Please use the link below to access the survey or you can scan the QR code below:

Link to survey: <https://forms.office.com/e/XMCSYnfFgv>



Online Survey Content



Cynllun Trwyddedu Tai Amlfeddiannaeth / HMO Licensing Scheme

Mae Cyngor Bwrdeistref Sirol Rhondda Cynon Taf yn adolygu ei Gynllun Trwyddedu Ychwanegol Tai Amlfeddiannaeth. Cafodd y cynllun ei gyflwyno fel ffordd o wella ansawdd llety rhent yn Rhondda Cynon Taf a'r ffordd y mae'r llety'n cael ei reoli.

Mae Tai Amlfeddiannaeth yn cynnig dewis llety hanfodol ar gyfer nifer cynyddol o drigolion RhCT. Felly, bydden ni'n ddiolchgar pe gallech chi helpu i adolygu'r cynllun drwy ateb y cwestiynau canlynol.

Rhondda Cynon Taf County Borough Council are carrying out a review of their HMO Additional Licensing Scheme. The scheme was introduced 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 be very grateful if you could assist in reviewing the scheme by answering the following questions:

Section 1

1. Ym mha ardal rydych chi'n byw?

In which area do you live? Single line text.

Enter your answer

2. Ydych chi'n?

Are you.....?

Single choice.

Perchennog Meddiannydd / Owner Occupier

Landlord / Landlord

Tenant / Tenant

Myfyriwr / Student

Mae'n well gen i beidio â dweud / Prefer not to say

Arall / Other

3.Ydych chi wedi clywed am y Cynllun Trwyddedu Ychwanegol Tai Amlfeddiannaeth?

Have you heard of the HMO Additional Licensing Scheme?Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

4.A oes unrhyw Dai Amlfeddiannaeth yn eich ardal chi?

Are there any HMO's in your area?Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

5.A oes gennych unrhyw bryderon ynglŷn â Thai Amlfeddiannaeth yn eich ardal chi?

Do you have any concerns about the HMO's in your area?Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

6.Os oes, beth ydy'ch pryderon?

If yes, please confirm what your concerns are:

Multiple choice.

Sut maen nhw'n edrych / Appearance

Angen eu hatgyweirio / Disrepair

Diogelwch tân / Fire Safety

Sŵn / Noise

Ysbwriel / Litter

Ymddygiad gwrthgymdeithasol / Anti-social Behaviour

7.Ydych chi'n meddwl bod modd i'r Cynllun Trwyddedu Ychwanegol wella ansawdd a golwg Tai Amlfeddiannaeth?

Do you think the Additional Licensing Scheme can improve the quality and appearance of Houses of Multiple Occupation?

Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

8.Ydych chi'n meddwl bod modd i'r Cynllun Trwyddedu Ychwanegol wella diogelwch Tai Amlfeddiannaeth?

Do you think the Additional Licensing Scheme can serve to improve the safety and security of Houses of Multiple Occupation?

Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

9.Ydych chi'n meddwl bod modd i Drwyddedu Ychwanegol helpu i atal ymddygiad gwrthgymdeithasol mewn ffordd effeithiol?

Do you think additional licensing can provide an effective way of preventing anti-social behaviour?

Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

10.Ydych chi'n meddwl bod modd i Drwyddedu Ychwanegol wella'r ffordd y mae Tai Amlfeddiannaeth yn cael eu rheoli?

Do you think additional licensing can serve to improve the management of Houses of Multiple Occupation?

Single choice.

Ydw / Yes

Nac ydw / No

Ddim yn siŵr / Not Sure

11.Hoffech chi weld y Cynllun Trwyddedu Ychwanegol yn parhau?

Would you like to see the Additional Licensing Scheme to continue?

Single choice.

Hoffwn / Yes

Na hoffwn / No

Ddim yn siŵr / Not Sure

12.Oes gyda chi ragor o sylwadau?

Do you have any further comments?Multi Line Text.

Section 2

Hoffen ni ddiolch i chi am eich amser a'ch adborth.

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

Section 3

Bydd Cyngor Bwrdeistref Sirol Rhondda Cynon Taf yn prosesu'r wybodaeth rydych chi wedi ei darparu yn unol â'r Rheoliadau Diogelu Data Cyffredinol (GDPR). Efallai y caiff yr wybodaeth ei defnyddio at ddibenion ystadegol, ond fe fydd yr holl fanylion personol yn ddiennw. Am ragor o wybodaeth, darllenwch ein Hysbysiad Preifatrwydd Ymgynghoriadau sydd ar gael yma:

www.rctcbc.gov.uk/hysbysiadpreifatrwyddgwasanaeth

Rhondda Cynon Taf County Borough Council will process the information you have provided in accordance with 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 is available at www.rctcbc.gov.uk/serviceprivacynotices

RCTCBC Current Consultations (Web Page)

[Current Consultations | Rhondda Cynon Taf County Borough Council \(rctcbc.gov.uk\)](http://www.rctcbc.gov.uk/current-consultations)

RCTCBC Houses of Multiple Occupation.

[Houses in multiple occupation | Rhondda Cynon Taf County Borough Council \(rctcbc.gov.uk\)](http://www.rctcbc.gov.uk/houses-in-multiple-occupation)

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 for 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 2023 there were 549 Licensed HMOs

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
<p>I own two HMO's in the Treforest area. On the whole, I agree with the licencing system, however there are a number of unlicensed HMO operating with no repercussions. The cost of the Licencing scheme is astronomical and therefore believe landlords do not register due to this cost. Every 5 years I'm advised of 'new rules' which I have to implement. Having spent £5000 on new first floor fire escape windows, I was then told to retrospectively fit window security devices to stop them being opened? The next one I've been made aware of is the need to fit a 300mm extract fan to the kitchen because opening a window is too much trouble?? Each year our agent conducts an inspection and we budget for around £1000-1500 of improvement or maintenance work. I was told both our properties meet the 5 star rating for RCT and when applied received no correspondence. In general, I agree with the licensing but very frustrated how it's implemented in RCT.</p>
<p>The licence is extremely expensive - the high cost may encourage HMO landlords to stay under the radar. If it was reduced to e.g. £100, the scheme may have more of an impact on housing standards.</p>
<p>From the HMO's I have come across, there aren't any problems, I don't thing additional licensing will make any difference.</p>
<p>HMO's are increasingly being used to house illegal immigrants and so-called asylum seekers, whilst our own people are denied housing options and benefits.</p>
<p>Licensing schemes are just ways for Councils to generate income, then the voa reband in a pole tax fashion which generates a lot more remember for Councils</p>
<p>Don't know what your talking about. I understand HMOs are licenced, but have not heard about additional licencing scheme.</p>

<p>With reference to Treforest which has a large number of HMO. Licensing has failed to deliver any improvement in the general appearance of properties and the streetscape in general. In fact the area has been going downhill steadily in recent years. This is probably due to the poor standard of many of the non HMO properties and the failure of the local Council to enforce the licensing conditions on the HMO. Issues with regard to safety and management are now covered by the requirements of Landlord Registration and Licensing and the requirements of the Renting Homes Wales Act. HMO licensing places an unnecessary financial burden on Landlords and Tenants with little benefit in return.</p>
<p>I think owners of student HMOs should pay business rates</p>
<p>As I live near USW campus, and I have seen struggling for the accommodation near campus so it would be beneficial for the students and should make more opportunities for them. Some policy of house share with families should be considered, not only HMO'S.</p>
<p>Tenants</p>
<p>I feel that information about the owner of the property should be easier to obtain from the Council if or when you have a problem with their property, I tried for three years to get contact through the Council to get a roof and intrusion to the property fixed, but to no avail. A person or department should be made available to set whatever problem is being had can be solved far easier</p>
<p>There's enough HMO's in Treforest the area has got worse instead of better</p>
<p>Parking is another issue with HMOs taking up so many spots and not leaving any for other residents</p>
<p>The landlords themselves also need more vetting. Rent smart Wales is great but it has no teeth. I've had numerous landlords (in HMO's) that lied, gaslit, refused repairs and tried to charge illegal fees.</p>
<p>Parking is not practical with so many multi car households.</p>
<p>Owner Occupier</p>
<p>Answers a bit one sided as am landlord of HMO's with Additional Licences. I'm still sceptical that ALL "should be" HMO's are identified and rogue landlords taken to task. Seems that responsible landlords are on Council radar and always targeted first</p>

<p>Additional Licensing only ever puts more of a burden on those who are compliant anyway. The "bad" landlords will continue to be bad. It is window dressing to appease owner-occupiers and reduces the availability of badly needed affordable accommodation.</p>
<p>This scheme has helped the community enormously, I hope it continues and is strengthened in the future.</p>
<p>Far too many HMO,s in this area to the detriment of local, sadly Treforest is beginning to look and feel like a ghetto</p>
<p>HMOs in large numbers and in the wrong hands can literally tear the fabric of a community apart. Treforest has enough. Everything becomes degraded around these houses. The bins, the parking, the gardens, the pavements, the friendly neighbourhood. The high turnover of tenants means social cohesion is difficult to establish. I don't know a landlord that cares for their HMO as much as they care for their own home. Just ask yourself.. would you prefer to live next to a family home or a 5 bed HMO???</p>
<p>We have had a lot of support from the HMO licensing dept regarding drug taking and anti social behaviour in HMOs. Without this licensing scheme, the landlords and occupiers would cause absolute misery to the permanent residents here as there would be no comeback on their behaviour. Between the team and our local PCSO, we have managed to minimise the constant cannabis smoke smell flooding into our house. I do think there should be a little more input on the litter issues as there is a lot of fly tip and general rubbish from the HMOs. On a personal level, I'd be absolutely devastated if the additional licensing didn't continue.</p>
<p>"The licensing scheme currently provides some benefit to residents in an area dominated by HMOs, but significantly lacks the enforcement action needed to be truly effective. Greater partnership working between HMO Landlords/Operators, the Council, and importantly other public bodies who benefit from the HMO provision (in Treforest this is notably University of South Wales) is key to making the scheme effective - only joint information, enforcement, and remediation campaigns will be effective in ensuring that HMO issues don't dominate the local area. A whole place-based approach is needed to reduce issues such as litter, anti-social behaviour, or visible drug-use/dealing that impacts on communities - and importantly there is a role for the Council to recover costs of the necessary enforcement resources to keep HMO heavy areas well controlled from the beneficiaries of the scheme, most notably the landlords letting properties. In areas with high populations of non Council tax paying residents (Treforest is a good example with students), the relevant costs must be recovered from this profiting from the HMOs - as often other Council services are poorly provided in the area.</p>
<p>Far too many in Treforest</p>

<p>Treforest is an absolute eyesore thanks to all the hmo's and students in the area. The community is being absolutely destroyed by the litter drugs and antisocial behaviour. University of south wales treforest SW need to be controlled in how they bring the huge amounts of students from UK and overseas. Treforest is a small village not a city it needs to be addressed ASAP.</p>
<p>Landlords need to do more than bare minimum. They need to ensure their gardens, back walls, gates etc are safe and in good order.</p>
<p>Some of the problems belong to the owners.Making money with disregard to local people in the areas.</p>
<p>No more HMO licenses issued</p>
<p>The anti social behaviour in Treforest eventually got too much and we moved. These tenants were NOT students.</p>
<p>We need a dedicated officer for the area to tackle all the ongoing problems</p>
<p>Stop more HMOs we already have more than our fair share</p>
<p>Landlords and agents do not care about the house, state of repair, safety or its occupants. They care about the income and cheapest way to get it only Treforest has surplus accommodation and several empty properties</p>
<p>It wasn't an option but my main concern with HMOs is the lack of parking in the area. The Council already needs to look into additional parking options for residents in the area, particularly if they want residents to transition to electric cars as there is no infrastructure here. HMOs and student housing increase the number of cars competing for spaces on the street, and it makes it difficult for residents, particularly if there are couples who require two cars for work.</p>
<p>Treforest has been blighted by HMOs with loss of community. Try putting them in more affluent areas. Why should villages such as Treforest become dumping grounds?</p>
<p>Concerned about lack of pedestrian crossings in Treforest</p>
<p>Litter is definitely a problem for HMOs (not enough bins provided etc). Also recently we had incidents on my street of an electrical fault which caused a blackout for other properties in the street together with the discovery of a cannabis farm (I'm unsure if these were related). If these issues took place in HMOs something isn't being regulated properly (regular inspections taking place for example) so I appreciate anything that's put in place to mitigate against problems such as these.</p>
<p>In the houses on LLANTWIT Road from 49- 20 there is a lot of Cannabis that is smoked by residents living in these houses and it absolutely stinks ! Some of the house down near the bridge that goes over to the cycle path are scruffy and in need</p>

<p>of repair and updating . I have lived in this same house since 1996 and have seen a stark deterioration of some of the rented properties along LLANTWIT Rd !</p>
<p>My concern is the effect HMO's have on the area I live in. The HMO's in my area are in a state of disrepair, unsightly and bring down the appearance of the local area. This has an effect on the way the area is perceived. Often, bins are left out, disregarded and rubbish strewn on the streets. I understand we need HMO's but would like to see positive action being taken to take responsibility for their upkeep.</p>
<p>More needs to be done in relation to anti social behaviour and litter/waste</p>
<p>Treforest is an absolute mess the university is killing and destroying Treforest due to the increasing number of students every year. The university car park is not fit for purpose with thousands of students descending upon Treforest they all park illegally around Treforest. The 6million investment by the Uni was solely for cosmetic and to encourage even more students of which Treforest us already at bursting point it should of been spent in and for Treforest.</p>
<p>I think you need to look at encouraging landlords to rent to families as I know lots of people are struggling to stay in the area.</p>
<p>Parking is a major issue when 4-5 adults live in one house, each with their own vehicle. There should be a limit on how many HMOs are allowed in one street. Parking permits shouldn't be permitted and parking wardens should be out EVERY day checking cars. Multiple vehicles park on my road without permits for days on end and nothing ever gets done about it!</p>
<p>Treforest is being overrun by HMO's, landlords don't care about their property, so long as they get the their money they are happy</p>
<p>Too many HMO's in the area already. No need for any more so stop granting them</p>
<p>Litter and parking are huge issues in Treforest. Unlimited permits being handed to HMO properties needs to end</p>
<p>I live in Treforest, I am really concerned with the amount of HMO properties in the area and that its just a place for a transient student population and not for families</p>
<p>I can rarely park anywhere near my house as some houses have 4 or 5 cars</p>
<p>This is an important service for occupants safety and for residents in the community to have a voice.</p>
<p>The Additional licensing scheme should definitely continue as its important to the residents of an area to make sure landlords are keeping property's up to standard</p>
<p>there are far to many HMO in our area. we need the Council to refuse any new HMO applications. and get this area back to housing families</p>

I would definitely like this scheme to continue as in Treforest we have a huge amount of HMO properties hopefully no more licences will be issued
I between two HMO properties both of which are in a bad state of repair. They give the area a run down feel and look. Parking is also an issue particularly now the access roads can not be used for parking.
I would like landlords to be required to do more maintenance on HMO properties. Currently some of them look almost ready to fall down. I think the important thing here is safety. Also HMOs often serve our poorest residents, they should not be forced to live somewhere that looks half abandoned just because of their budget
Really think it's important for landlords to be held accountable for their properties and their tenants. Our street has multiple HMO where litter is a constant issue due to tenants not disposing of waste correctly and has brought a rat problem. Would welcome any support to deal with this issue.
Large numbers in some 'family' houses
Yes. Parking is a big one. Houses in disrepair. Treforest looks like a dumping ground.
HMO were for students. Now students are going to halls or day students. HMO are now either let to unsavoury people and set up as cannabis dens or left empty and in a dreadful state of disrepair. We don't want anymore in Treforest and be nice to go back to families.
Treforest has become bad enough but with additional licensing there is some help. Without this it would be pure hell for decent people who want to work and bring up families. Please renew the additional license scheme
HMO properties in Treforest need restricting. Far too many unoccupied and poorly kept properties already. Without a licensing scheme it could be even worse.
Other / Prefer not to say / Living at home with parents
There's enough HMO's in Treforest we don't need student housing we need housing for working people
Too many HMO's in the area already. No more granted.
Parking huge issue and bin collections.
Not sure what the additional licensing scheme is but if it means stricter licensing then yes I agree