

BRE Client Report

BRE Integrated Dwelling Level Housing Stock Modelling and Database for Burnley Council

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Date: 20 July 2023

Report Number: P104088-1174 Issue: 1

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4.3.2 Houses in Multiple Occupation (HMOs) in the Burnley private sector stock

The Housing Act 2004 introduced a new set of definitions for HMOs in England from 6 April 2006⁵³. The definition is a complex one and the bullet points below, which are adapted from web pages provided by the National HMO Network⁵⁴, provide a summary:

- An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom, or toilet
- A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom, or toilet facilities
- A converted house which contains one or more flats which are not wholly self-contained (i.e. the flat does not contain within it a kitchen, bathroom, and toilet) and which is occupied by 3 or more tenants who form two or more households
- A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies

The recently published “Houses in Multiple Occupation and residential property licensing reform”⁵⁵ provides guidance to local authorities on changes to rules on licensing HMOs. From 1 October 2018, mandatory

⁵³ See Sections 254-258 of the Housing Act (<http://www.legislation.gov.uk/ukpga/2004/34/contents>)

⁵⁴ National HMO Network <http://www.nationalhmonetwork.com/definition.php>



licensing of HMOs was extended to cover all relevant HMOs regardless of the number of storeys (compared to the previous definition which limited this to buildings of 3 or more storeys). Purpose built flats will only require a licence where there are fewer than 3 flats in the block. The requirement for the HMO to be occupied by five or more persons in two or more households will remain⁵⁶. From 1 October 2018, the extension came into effect and those dwellings that falls under the new definition will require a licence.

To be classified as an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

The LAHS requires estimates of the number of HMOs and the number of mandatory licensable HMOs.

- Number of private sector HMOs
 - Modelled using specific criteria from a number of Experian data sources and information derived from the SimpleCO₂ model. The criteria include privately rented dwellings with 3 or more bedrooms occupied by male/female/mixed home sharers, mixed occupancy dwellings or classified as the following Experian Mosaic classifications:
 - Renting a room
 - Career Builders
 - Flexible Workforce
 - Bus Route Renters
 - Learners and earners
 - Student scene
- Number of mandatory licensable HMOs under the Government's new definition, as of 1 October 2018
 - This has been modelled using the above criteria for HMOs plus the dwelling must have 4 or more bedrooms. This will apply to both houses and converted flats.
 - Purpose built flats where there are up to two flats in the block and one or both have 4 or more bedrooms.

Table 10 summarises the results for the private sector stock in Burnley, while **Map 13** shows the geographic distribution of HMOs and **Map 14** shows the distribution of mandatory licensable HMOs. The maps show the majority of HMOs are concentrated towards the urban areas of the borough, especially in Trinity, the west of Bank Hall, the south of Daneshouse with Stoneyholme and Queensgate. Meanwhile, the highest concentrations of licensable HMOs are found in the north of Trinity. **Maps D.19** to **Map D. 22** zoom in on the urban areas of the borough for HMOs and mandatory licensable HMOs, respectively. As previously mentioned, ward level data on HMOs is available in the accompanying Housing Stock Condition Database (HSCD) and **Appendix C** provides guidance on how to use the database.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/670536/HMO_licensing_reforms_response.pdf

⁵⁶ In addition, new mandatory licence conditions will be introduced relating to national minimum sleeping room sizes and provision of waste disposal.



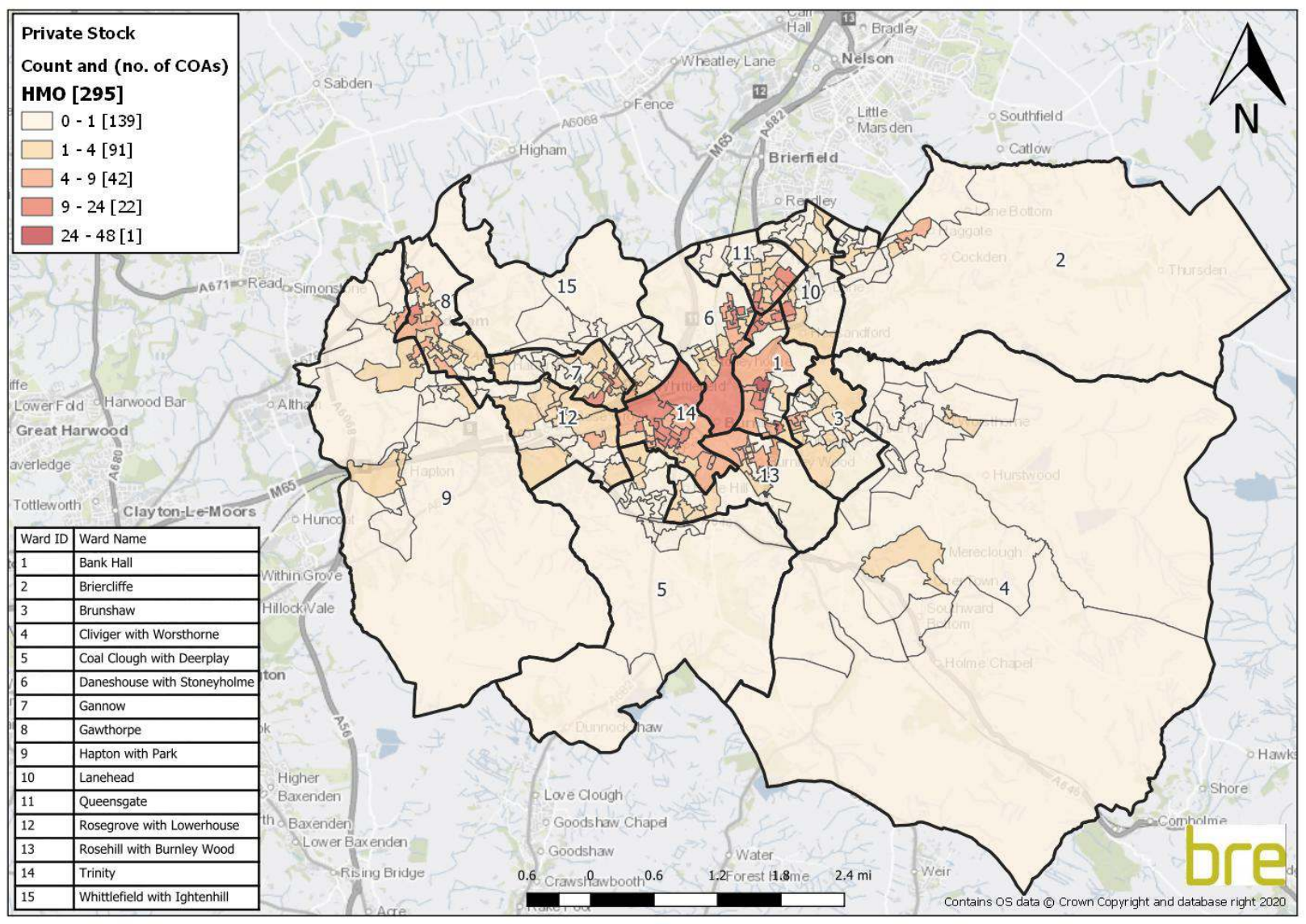
Table 10: Summary of HMOs within the Burnley private sector stock. Of these figures 400 came from the data supplied by the council and the remainder are dwellings that have the potential to be classed as an HMO.

Burnley	No. of private sector dwellings	HMOs	Mandatory Licensing Scheme HMOs
	35,693	916	67

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Map 13: Count of HMOs. *N.B. in the legend, values are greater than the lower bound and less than or equal to the upper bound*





Map 14: Count of mandatory licensable HMOs. *N.B. in the legend, values are greater than the lower bound and less than or equal to the upper bound*

