

Appendix 3 - Overview of the Additional Licencing program to date.

- Over 2,700 licences have been issued under the project.
- Providing extra protection to more than 12,000 people living in the city.

Aims set to achieve by Additional Licencing	Current Position
To improve housing standards and maintenance within HMOs, with particular emphasis on amenity levels, fire safety and thermal comfort	A total of 1109 proactive inspections have been undertaken. The main areas of concern found within the HMOs have been fire safety issues, amenity, falls on stairs and dampness. Currently all works requested to be undertaken have been without the recourse to legal action by the landlords. Complaints from tenants about licenced properties have reduced since the Additional Licencing program started in 2013, by 14% - Could be due to the inspections being undertaken by the PSHT, but landlords are maintaining their properties better as fewer risks are being found during inspections.
To allow tenants to live in safe and effectively managed HMOs.	The complaints have decreased over the Additional Licensing project by 9%. We still get tenants being evicted, but landlords are undertaking the process correctly and currently we have had no cases of any retaliatory eviction.
Landlords to exercise appropriate management and supervision of the buildings to help reduce any adverse impact of HMOs on the neighbourhood.	The main issue from residents is about rubbish to the front of properties, not putting bins out etc. and ASB from tenants. We are working closely with the landlords about both of these issues to find a resolution to the problem. The local communities are better informed about what a landlord's responsibility is and through better community engagement we are in the process of bring landlords and residents together to discuss the best way forward. We have 10 residents' focus groups and 1 landlord group, all working together to help reduce the impact of HMOs on the community.
To expand existing partnerships with landlords, letting agents, tenants, the University, and partner agencies.	A large amount of work has undertaken with Portsmouth University, Hampshire Police and Fire service to enable a more rounded approach in dealing with problem properties and tenants. This has also enabled a wider more proactive approach to be taken by all partners around problems such as ASB, drugs and immigration.
To support owners and managing agents of HMOs to work proactively with the Council in achieving clearly defined standards and enhanced management of HMOs.	Since the project started in 2013, there have been a number of significant legislation changes. Through the landlord newsletter, all the licence holders have been informed of changes and the legislation has been broken down to enable them to understand their legal responsibilities. We have also looked at areas of legislation that landlords can find confusing, such as the HHSRS and again have provided them documentation to enhance their understanding.