

Licensing Extended to Cover all HMOs in the Cathays Community Ward of Cardiff

Cardiff Council declared an Additional Licensing Scheme for all Houses in Multiple Occupation (HMOs) in the Cathays Community Ward of the City on 4th March 2010 (see map).

The scheme will go live on 1st July 2010 and all HMO landlords will be under a duty to apply. The scheme will last for 5 years.

So who will this affect?

If you rent out accommodation to more than two people not part of the same family, and they share amenities such as kitchens and bathrooms, you will need to get a licence. Houses which have been split into flats will also be included in the scheme if the conversion was not done to Building Regulation standards. The rules covering which properties are HMOs is complicated; if in any doubt contact the Council.

But why Cathays?

Cathays Community Ward has the highest concentration of students in Cardiff, occupying at least 30% of the houses. The high concentration of private renting has had an impact on the area. There are real street scene issues with piles of rubbish in front yards and “to let” boards on many of the houses. The area has the city’s highest number of burglaries and many complaints about noise nuisance. Furthermore it receives the greatest number of complaints about poor housing conditions and issues with disrepair and excess cold hazards.

The Council has been working hard with its partners to improve these issues individually, but Additional Licensing will be a tool that allows the Council to have a more sustainable impact within the area.

How do I find out more info and apply?

The fee for a licence will be £500 per property, payable once to cover the 5 year licence. All HMOs will be inspected by Council officers, and conditions will be applied to ensure suitable property conditions and on-going management of the licensed property.

If the landlord is accredited, the licensing fee will be £400 - a real saving particularly for large portfolio landlords, so join up to Landlord Accreditation Wales straight away!

Visit www.welshlandlords.org.uk to find out how to apply or ring 029 2087 1815

The Council will refund a further £100 if they find on inspection that a property meets all the Council’s HMO standards.

To get an application pack sent out once available, please contact Private Sector Housing and register your details.

The scheme details are available to view in City Hall and on the Council’s website, www.cardiff.gov.uk/privaterent. The website also contains the fire

safety and amenity standards required for licensable HMOs in its 'Related Links' section on the right hand side of the web page.

Further information is also available from Private Sector Housing by telephoning 029 2087 1762 or by e-mailing PrivateSectorHousing@cardiff.gov.uk.

