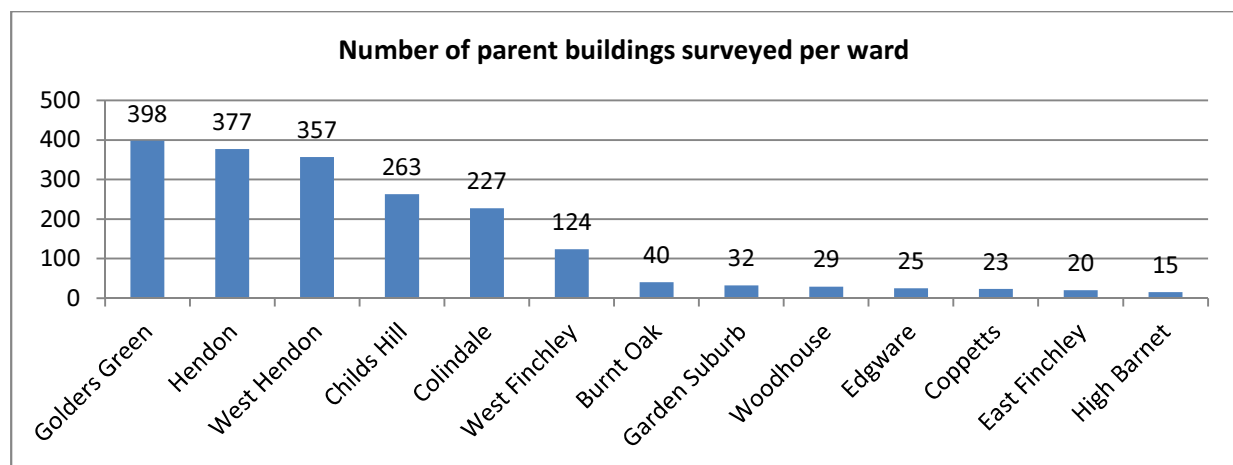


## Appendix 2 - Estimate of HMOs within the London Borough of Barnet

### HMO Street Survey

A street survey involving a sample of properties in 110 streets representing around 2,700 dwellings (approximately 1930 parent buildings) across the borough was undertaken in June 2014. Of the sample properties, there was evidence that 18% of them were in multiple occupation. The areas selected for survey, were chosen as being those the evidence suggested may have the greatest concentration of HMOs, the objective being to collect information concerning standards of management.



### HMOs Identified in Street Survey Cross Referenced Against Service Requests Received

Following the street survey, those properties either identified as being HMOs or where there was strong evidence of multiple occupation were cross-referenced against the Council's own service request records. In 39% of these cases, a record was found against the address, either in the form of housing service requests, or as general service requests such as noise nuisance, accumulations of rubbish, drainage defects or of pest infestations. These are all indicators of poor management and some of which will also have had a detrimental impact on the local environment.

Following analysis of the street survey results, the following evidence of poor management was found in relation to those properties where there was evidence of multiple occupation: -

- In 30% of cases, the front gardens were reported not to be reasonably clean and tidy
- In 17% of cases, windows were reported as not being well maintained

Where a response was received from an occupier of a survey premises in multiple occupation, the following was found: -

- 44% of respondents answered that there was no alarm system
- 43% of respondents answered that they did not know if there was a current gas safety certificate for the property or that there was no certificate
- 61% of respondents answered that the landlord's/manager's details were not displayed in a common area
- 3% of respondents answered that they had no written tenancy agreement

### **HMOs and Planning Enforcement**

Since 2012 77 planning enforcement cases have been investigated into illegal conversions.

### **Estimate of the number of HMOs**

From analysis of the various proxy and other datasets including the 2012 Electoral Register, Table QS402UK - 2011 Census: 'Accommodation type - Households, local authorities in the United Kingdom', 2011 Census Outputs - Third release, Phase 2: 'Detailed characteristics on housing' and Council Tax records, the following estimates have been made: -

3,597 potential HMOs of the bedsit type (excluding care homes and halls of residence) .This may represent an underestimate because of those who have failed to register or are not eligible to vote but this is unquantifiable.

1,496 potential HMOs falling within the definition under section 257 of the Housing Act 2004

***So combining all the above figures the current estimate of HMOs in the borough is 5,093***