



**RHONDDA CYNON TAF COUNCIL**

**RECORD OF DECISIONS OF THE EXECUTIVE**

**DECISION MADE BY: Cabinet    DATE DECISION MADE: 21 November, 2018**

**Cabinet Members Present:**

Councillor A Morgan (Chair), Councillor M Webber (Vice-Chair),  
Councillor R Bevan, Councillor A Crimmings, Councillor G Hopkins,  
Councillor M Norris, Councillor R Lewis and Councillor C Leyshon

**Apology for Absence:**

Councillor J Rosser

**Other Councillor(s) in Attendance:-**

Councillor P Jarman  
Councillor S Powderhill  
Councillor M Weaver  
Councillor R Yeo

***Agenda Item : 7***

**SUBJECT: PROPOSAL TO DECLARE A NEW ADDITIONAL LICENSING SCHEME FOR  
HOUSES IN MULTIPLE OCCUPATION IN 2019**

**1. DECISION MADE:**

**Agreed –**

1. To note the findings of the Evaluation of the 2014 Additional HMO Licensing Scheme in Rhondda Cynon Taf.
2. To note the feedback from the Health and Well-being Scrutiny Committee held on 9<sup>th</sup> October 2018 and the actions taken in response, as detailed in paragraph 5.2 and 5.5 of the report.
3. To approve the declaration of a New Additional Licensing Scheme for HMOs in Rhondda Cynon Taf, to come into force when the current scheme ends on the 31<sup>st</sup> March 2019 and instruct officers to make the necessary arrangements in accordance with the provisions of the Housing Act 2004.
4. To approve the continued inclusion of all types of HMO within the scope of the new Scheme.
5. To approve the standard licensing conditions to be placed on all HMO licences granted by the Council under both the Mandatory Licensing Scheme, and the new Additional Licensing Scheme from April 2019 (in addition to any bespoke conditions relevant to individual licences).
6. To Instruct the Director of Public Health, Protection and Community Services to develop a specific Strategy to promote and improve the Private Rented Housing Sector in RCT, for future consideration by Cabinet.

**N.B.** with the agreement of the Chair, County Borough Councillor S Powderhill spoke on this item.

**2. REASON FOR THE DECISION BEING MADE:**

The need to advise Cabinet on the effectiveness of the 2014 Additional Licensing Scheme for Houses in Multiple Occupation (HMOs).

The need to declare a New Additional Licensing Scheme for HMOs from April 2019, in accordance with the provisions of the Housing Act 2004 to protect tenants from poor housing standards and to protect communities from the adverse impact of poorly managed HMOs.

**3. LINKS TO CORPORATE PRIORITIES/FUTURE GENERATIONS - SUSTAINABLE DEVELOPMENT:**

A safe and secure HMO sector is important to the Place priority of the Council's Corporate Plan which aims to ensure that in RCT we "create neighbourhoods where people are proud to work and live". It also supports the People priority, whereby for many people, particularly young adults, a home in a HMO enables them to maintain independent and positive lives.

The additional licensing scheme proposal is made in full consideration of the sustainable development principles. The proposals will also support the Council to contribute to three of the seven well-being goals, namely:

1. A healthier Wales
2. A prosperous Wales
3. A Wales of cohesive communities

**4. CONSULTATION UNDERTAKEN PRIOR TO DECISION BEING MADE:**

As outlined within section 5 of the report, in accordance with the legal requirement, a public consultation was undertaken between 6<sup>th</sup> August 2018 and the 15<sup>th</sup> September 2018, a period of 6 weeks.

**5. PREVIOUS CONSIDERATION BY A COMMITTEE OF THE COUNCIL:**

Health & Wellbeing Scrutiny Committee – [9<sup>th</sup> October, 2018.](#)

**6. PERSONAL INTERESTS DECLARED:**

None

**7. DISPENSATION TO SPEAK (AS GRANTED BY STANDARDS COMMITTEE):**

N/A

**8. (a) IS THE DECISION SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:**

**Yes**

**Note:** This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication i.e. **27 November 2018** to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

**8.(b) IF NO, REASONS WHY IN THE OPINION OF THE DECISION-MAKER THE DECISION IS EXEMPT OR NON APPLICABLE:**

I. COUNCIL / SCRUTINY FUNCTION (CALL IN IS THEREFORE NON APPLICABLE):-  
Reason: N/A

II. URGENT DECISION:-  
Reason N/A

**8.(c) IF DEEMED URGENT - SIGNATURE OF MAYOR OR DEPUTY MAYOR OR HEAD OF PAID SERVICE CONFIRMING AGREEMENT THAT THE PROPOSED DECISION IS REASONABLE IN ALL THE CIRCUMSTANCES FOR IT BEING TREATED AS A MATTER OF URGENCY, IN ACCORDANCE WITH THE OVERVIEW AND SCRUTINY PROCEDURE RULE 17.2:**

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(Mayor)

.....  
(Dated)

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**PUBLICATION**

Publication on the Councils Website:- **Wednesday, 21 November 2018**

**APPROVED FOR PUBLICATION: ✓**