

## BRE Client Report Addendum

### BRE Integrated Dwelling Level Housing Stock Modelling & Database for Bedford Borough Council

Prepared for: Sarah Cropley, Housing Strategy Officer  
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Name Katherine Reid and Fiona MacKenzie

Position Consultant and Senior Consultant

Date 15 June 2020

Signature

Two handwritten signatures are shown side-by-side. The first signature is in cursive and appears to be 'Katherine Reid'. The second signature is also in cursive and appears to be 'Fiona MacKenzie'.

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## Authorised by

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Name Rob Flynn

Position Director, Housing and Health

Date 15 June 2020

Signature

A handwritten signature in cursive, appearing to be 'Rob Flynn', is shown within a rectangular box.

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## Addendum

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This document is an addendum to the report produced by BRE for Bedford Borough Council in October 2018<sup>1</sup> – “BRE Integrated Dwelling Level Housing Stock Modelling and Database for Bedford Borough Council”.

Since the publication of that report, the change in definition for licensable Houses in Multiple Occupation (HMOs) came into force. In the original report this definition was referred to as the “proposed definition”. Details were provided for both licensable HMOs using the mandatory licensable HMOs definition which was in use at the time and for the proposed new definition of licensable HMOs.

The definition of licensable HMOs from October 2018 from “Houses in Multiple Occupation and residential property licensing reform – Guidance for Local Housing Authorities”<sup>2</sup> is as follows:

*“From 1 October 2018 mandatory licensing will no longer be limited to certain HMOs that are three or more storeys high, but will also include buildings with one or two storeys.”*

Furthermore,

*“A purpose-built flat situated in a block comprising three or more self-contained flats is not subject to mandatory licensing even if that flat is in multiple occupation”*

The requirement for the HMO to be occupied by five or more persons in two or more households will remain<sup>3</sup>. From 1 October 2018, the extension came into effect and those dwellings that fall under the new definition will require a licence.

**Table 10a** summarises the results for the private sector stock in Bedford, while **Map 13a** shows the geographic distribution of HMOs and **Map 15a** shows the distribution of mandatory licensable HMOs. **Map D.10a** and **Map D.12a** show the close up maps for the distribution of HMOs and mandatory licensable HMOs, respectively. The table and map numbering is consistent with the original report for ease of comparison.

Under the previous definition of mandatory licensable HMOs, the BRE Model estimated around 75 licensable HMOs. Information from the Local Authority Housing Statistics returns for 2016 to 2017 show that the local authority estimates the number of mandatory licensable HMOs to be 94<sup>4</sup>.

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<sup>1</sup> The first draft of this report was produced in August 2018, with the second draft accounting for comments being produced in October 2018.

<sup>2</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/837730/HMOs\\_and\\_residential\\_property\\_licensing\\_reforms\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/837730/HMOs_and_residential_property_licensing_reforms_guidance.pdf)

<sup>3</sup> In addition, new mandatory licence conditions will be introduced relating to national minimum sleeping room sizes and provision of waste disposal.

<sup>4</sup> <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2016-to-2017>

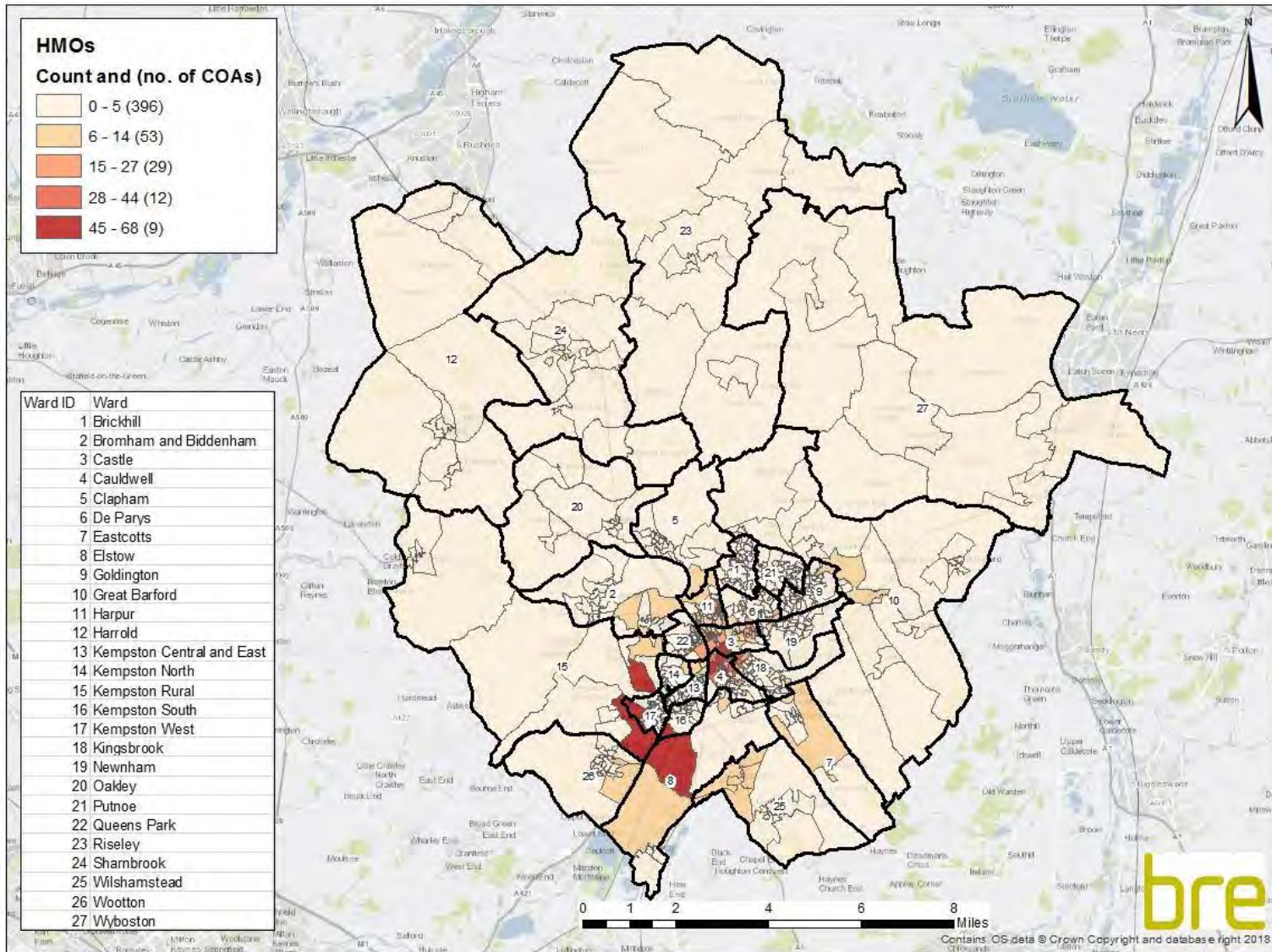


**Table 10a:** Summary of HMOs within the Bedford private sector stock

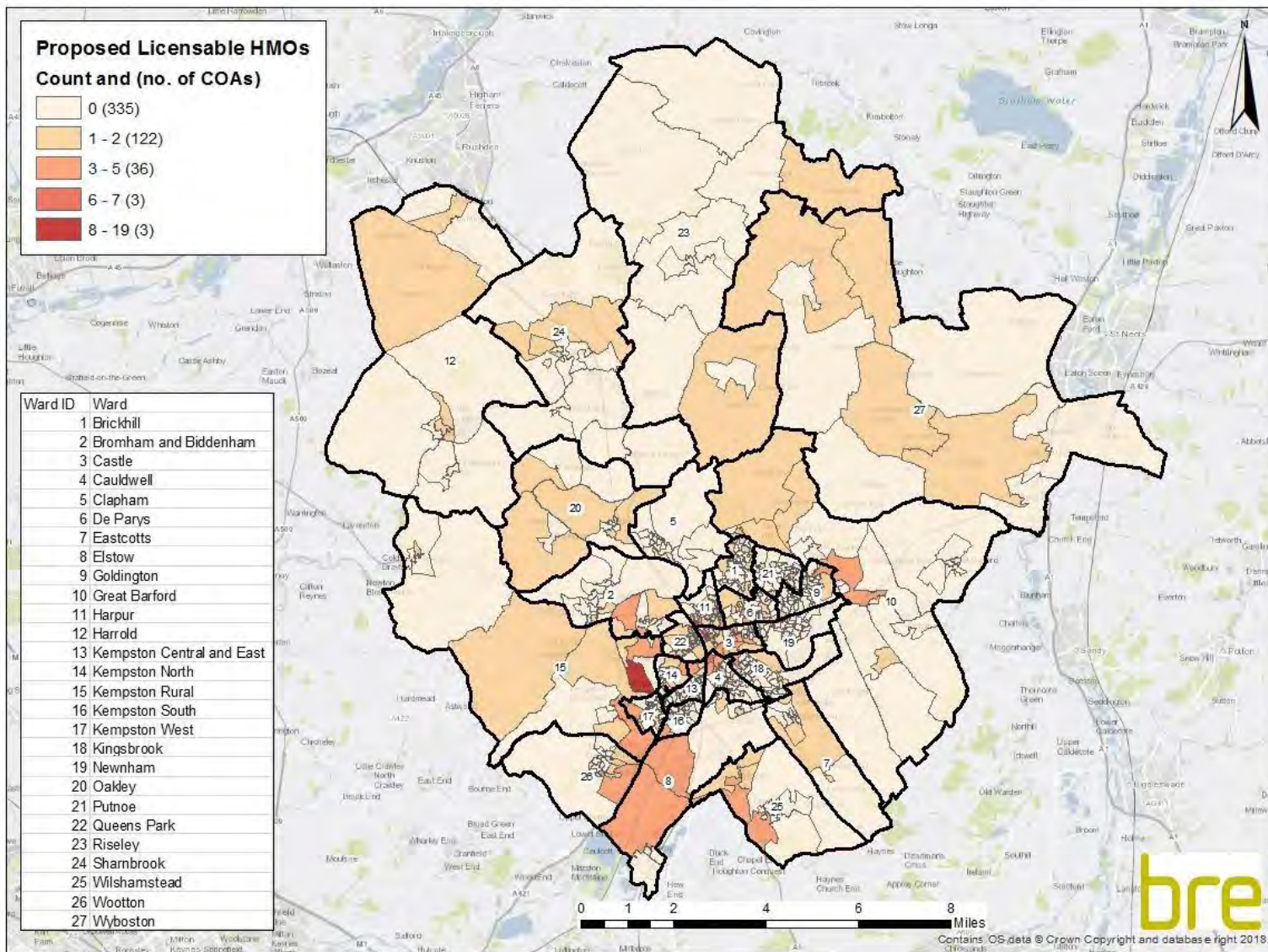
	No. of private sector dwellings	HMOs	Mandatory Licensing Scheme HMOs
Bedford	62,566	2,476	364

Information on Bedford Council's latest Public Register for mandatory licensable HMOs is available by emailing: [EHAdmin@bedford.gov.uk](mailto:EHAdmin@bedford.gov.uk)

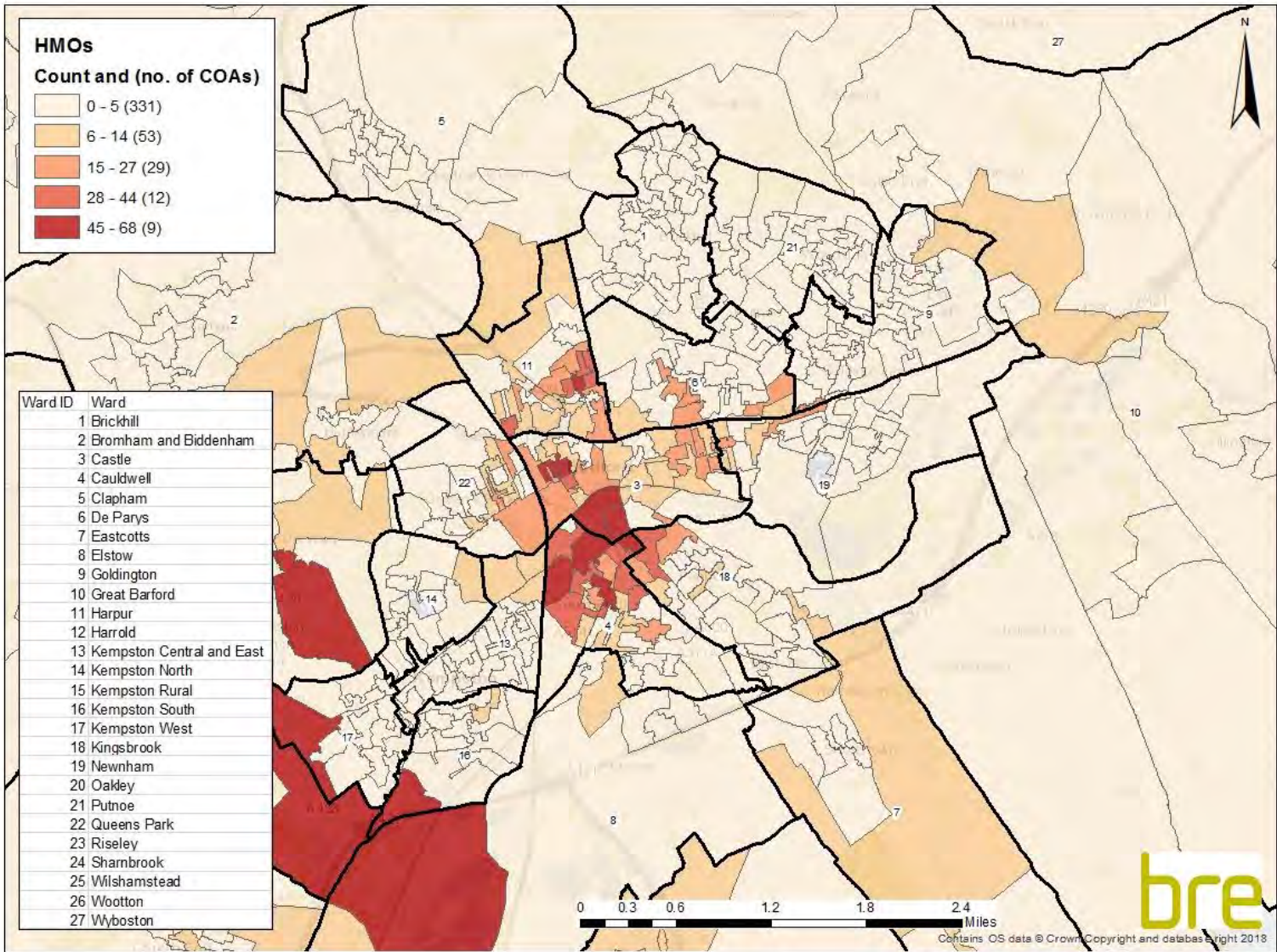
Map 13a: Estimated distribution of count of HMOs



**Map 15a:** Estimated distribution of count of mandatory licensable HMOs



**Map D. 10a: Count of estimated HMOs – Bedford town**



**Map D. 12a:** Count of estimated mandatory licensable HMOs – Bedford town

