

Licensing Scheme for Houses in Multiple Occupation (HMOs) Consultation

Southampton City Council is consulting on a proposal for a new additional HMO Licensing Scheme.

We would like to hear your thoughts on the proposal options and any impacts or alternative suggestions you would like us to consider. Now is your opportunity to have your say.

An online version of this questionnaire can be found at:
www.southampton.gov.uk/HMOLicensingSchemeConsultation

You can also email your consultation feedback or queries to yourcity.yoursay@southampton.gov.uk

This consultation closes **26 February 2025**.

Background

What is a HMO?

The definition of a House in Multiple Occupation (HMO) is a property occupied by three or more people (including children) who form two or more households. It includes shared houses, bedsits and some flats where the kitchen and/or bathrooms are shared. This includes houses rented by students.

A household may be:

- A single person.
- A cohabiting couple.
- Several members of the same family, all related by blood or marriage.

What is a HMO Licence?

If a person owns or manages a House in Multiple Occupation they may need to obtain a licence for the property if the HMO is covered by the Mandatory HMO scheme or the Council has designated an additional or selective licensing scheme.

HMO Licences

There are currently two types of licensing for HMOs in Southampton: mandatory and additional.

Licence type	Location	Criteria
Mandatory	Anywhere in the city	<ul style="list-style-type: none"> • At least five occupants live there, forming two or more households • The occupants share toilet, bathroom and or kitchen facilities
Additional	Certain wards	<ul style="list-style-type: none"> • All properties occupied by three or more people who form two or more households. • All flats and cluster flats within purpose-built accommodation blocks that meet the definition of a HMO as described by the Housing Act 2004

Proposal to introduce a new additional HMO Licensing Scheme

Southampton City Council have previously designated three additional HMO licensing schemes within the city since 2013. The previous scheme ended last year. We are not able to simply renew or extend schemes and therefore must follow a statutory process to designate a new licensing scheme.

We are proposing to introduce a new additional HMO licensing scheme for the Banister & Polygon, Bevois, Bargate, Portswood, Swaythling, Bassett, Freemantle, Shirley and Millbrook wards.

The proposed scheme will require that all HMO properties (other than those covered by the Mandatory Licensing Scheme & HMOs governed by S257 of the Housing Act 2004) with three or more occupiers from two or more households, are licensed. They must also comply with any licence conditions relating to standards for safety, amenities and waste set by Southampton City Council. [Link to the current Licence conditions and standards Guidance on standards for Houses in Multiple Occupation \(HMOs\)](#) .

To what extent do you agree or disagree with the proposed scheme overall?

Strongly agree Agree Neither Disagree Strongly disagree

To what extent do you agree or disagree with the following elements of the proposed scheme?

	Strongly agree	Agree	Neither	Disagree	Strongly disagree
The areas covered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The requirement for all HMOs in the designated area to be licensed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What impact do you feel this may have on you, or your family?

- A very positive impact
- A fairly positive impact
- No impact at all
- A fairly negative impact
- A very negative impact
- Don't know

If you disagree, or have any comments, impacts, suggestions or alternatives you feel we should consider, please provide details:

HMO Waste Management

How much of an issue do you think waste from HMO properties is?

- A very big issue A fairly big issue Not a very big issue Not an issue at all Don't know

If an issue, please tell us how we can improve managing waste items from HMO properties here:

About you

Do you/are you...

Yes

No

live in a HMO (*The definition of a House in Multiple Occupation (HMO) is a property occupied by three or more people (including children) who form two or more households. It includes shared houses, bedsits and some flats where the kitchen and/or bathrooms are shared. This includes houses rented by students.*)

live in Southampton

live in one of the following wards - *Banister & Polygon, Bevois, Bargate, Portswood, Swaythling, Bassett, Freemantle, Shirley and Millbrook.*

a landlord or management agent in Southampton

a landlord or management agent in one of the following wards - *Banister & Polygon, Bevois, Bargate, Portswood, Swaythling, Bassett, Freemantle, Shirley and Millbrook.*

If you have any other interest in the consultation that is not covered in the above please specify here:

What is your postcode?

This is used for geographical analysis only and will not be used to identify or contact you.

What happens next?

The consultation closes on **26 February 2025**. After this date, all feedback will be analysed and considered before a final decision is made.

Please return completed surveys to:

*Consultations,
First Floor, West Wing,
Civic Centre,
Southampton,
SO14 7LY.*

Alternatively, please hand completed surveys back to any Southampton City Council-run library.

The information collected about you during this survey will only be used for the purposes of research. We may use it to contact you about this. We will only share your information with other organisations or council departments if we need to. We may also share it to prevent, investigate or prosecute criminal offences, or as the law otherwise allows. Please be aware that any comments given on this form may be published in the report. However, the council will endeavour to remove any references that could identify individuals or organisations. Our Privacy Policy (<http://www.southampton.gov.uk/privacy>) explains how we handle your personal data, and we can provide a copy if you are unable to access the Internet.