

TITLE OF REPORT: **Additional House in Multiple Occupation (HMO)
Licensing Proposal and Consultation**

REPORT OF: **Kevin Scarlett, Interim Strategic Director, Housing,
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Purpose of the Report

1. This report;
 - a. Shares a proposal to create an Additional House in Multiple Occupation (HMO) Licensing designation and details of how this has been produced.
 - b. Seeks approval to carry out the statutory consultation that is required with the public and with stakeholders, prior to any licensing designation being made.

Background

2. A House in Multiple Occupation is that which is occupied by three or more people, made up of two or more households. Occupiers may be known to each other and seek to rent the property from the landlord together (common amongst groups of students), or they may live entirely separately, not known to each other, and with the landlord letting each room as and when individuals come and go.
3. Some amenities are generally shared, such as common hallways, loungerooms, kitchen and/or bathroom facilities. It is generally accepted that the risk to health and safety of HMO occupiers is higher than in single family homes, particularly in relation to fire hazards, and that more sophisticated management arrangements are required by landlords to ensure that safe living conditions are maintained.
4. The Housing Act 2004 introduced the requirement that Councils operate licensing schemes for those HMOs that are occupied by 5 or more people. This is referred to as 'Mandatory Licensing' and requires a landlord to apply for a licence, undergo a 'fit and proper person' check, for a safety inspection to be undertaken, and for the property to be managed in accordance with licence conditions. Certain exemptions apply, such as those HMOs operated by Registered Providers of Social Housing.
5. The Housing Act 2004 also allowed for 'Additional Licensing' of smaller HMO's. This is sometimes referred to as 'Discretionary Licensing', because like Selective Landlord Licensing, it applies only where Council's believe that a robust evidence base exists for its implementation, and where statutory consultation has been carried out.
6. The Council's Cabinet has in May 2024 approved a proposed programme of Selective Landlord Licensing, based on analysis of stock condition and housing intelligence. That analysis has revealed there are higher concentrations of HMOs across much of the proposed Selective Licensing areas, and that there is evidence that these are affected by poor housing conditions, and repeated anti-social behaviour.

7. Discretionary licensing is one tool that can help the council to:
 - a. Effectively support vulnerable residents.
 - b. Improve property conditions and management standards in the private rented sector (PRS).
 - c. Enforce property standards where required.
 - d. Tackle the most pressing private rented housing issues.
 - e. Support and educate landlords and tenants.
 - f. Generate revenue to be used to improve the PRS.

Proposal

8. It is proposed that the Council consult the public and stakeholders on a proposed Additional HMO Licensing designation that applies in the 16 Lower Super Output Areas where a Selective licensing designation is also proposed.
9. It is predicted that 143 HMOs will fall within the proposed Additional HMO Licensing designation, with the effect that a licence would be required for all HMOs rented to 3 or more occupiers in 2 or more households that share or lack toilet washing or cooking facilities and that are located inside the Selective Landlord Licensing area.

Recommendations

10. It is recommended that Cabinet;

- i. notes the robust evidence base and approves the further work required to work towards the creation of the proposed Additional HMO Licensing designation.
- ii. Approves the carrying out of consultation with the public and stakeholders on the proposed designation.

for the following reasons

- (i) There are high levels of private rented properties in some areas, and ineffective property and tenancy management by some landlords is having a detrimental effect on the health and wellbeing of some of the most vulnerable private renters and contributing to the impact of deprivation.
- (ii) Without Additional HMO Licensing it will not be possible for the Council to focus any proactive intervention to protect residents within these smaller HMOs. Poor management of the smaller HMOs within the proposed Selective landlord Licensing areas, could undermine the ability of the SLL to achieve its scheme objectives.
- (iii) A robust evidence base for any Additional HMO Licensing designation is required, and the work in Appendix 1 demonstrates that the proposed designation meets the evidence base criteria required.
- (iv) The Housing Act 2004 requires that consultation with the public and stakeholders is carried out to inform the development of any licensing scheme prior to its designation.

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Policy Context

1. Part 2, section 56 of the Housing Act 2004 gives Local Authorities the discretion to introduce additional licensing of other types of (smaller) HMOs which are not subject to mandatory licensing. A Council must consider that a significant proportion of the HMOs of that description in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise to one or more particular problems either for those occupying the HMOs or for members of the public. A Council must also be satisfied that the designation will significantly assist with dealing with the problems.
2. A Council must also be satisfied that;
 - the proposed designation is consistent with the overall housing strategy,
 - a co-ordinated approach is adopted in dealing with homelessness, empty properties and ASB,
 - alternative courses of action have been considered.
 - the proposed designations will significantly assist in achieving its objectives
3. Additional licensing allows the Council to specify the maximum number of people who can occupy the house, and attach conditions relating to the management of the building, as well as making sure amenities are kept up to standard.
4. In-line with the above requirements, both 'key' council strategies/policies and 'supporting' strategies have been reviewed to assess their alignment with Additional HMO Licensing (AHL).
5. AHL supports Gateshead's long-term vision of vision that by 2030 Gateshead will be a more prosperous, attractive and sustainable place to live with improved quality of life and thriving communities. The Corporate Plan of 'making Gateshead Thrive' by putting people at the heart and tackling inequality is supported by the implementation of AHL, where the condition of the worst homes are improved, and vulnerable tenants are supported to know and to exercise their rights to safe and well managed housing.
6. There are clear links between AHL and the Council's Housing Strategy 2019-2030 with strategy objective 'No one living in accommodation that does not provide a safe and healthy environment' being supported by a key element of AHL, that of housing inspection, licence conditions to provide safe housing and resources to enable enforcement where this is required to drive up standards.
7. The proposed AHL designation supports the achievement of the Council's Health and Wellbeing Strategy. The Strategy identifies housing of one of the wider determinants of health, and that our health and wellbeing is influenced by the place that we live. The Vision of the Strategy is that by 2030 Gateshead will be a more prosperous, attractive and sustainable place to live with improved quality of life and thriving communities and that we will have achieved this when all residents have access to a high quality, affordable, warm and energy efficient home.
8. The Council's Homelessness and Rough Sleeping Strategy 2022-2027, Climate Change Strategy 2022 and Economic Development Strategy are all supported by

improvements in the standards and standards of management in the PRS. The coming to an end of a tenancy has been a key driver of homelessness in Gateshead. One of the datasets to identify the requirement for AHL is high turnover. The focus of AHL in locations where tenants are giving up their tenancies due to poor housing conditions, poor landlord conduct, and ASB drives down those push factors, helping tenants to sustain tenancies.

9. The focus on 'shaping future places' within the Economic Development Strategy and on ensuring 'an affordable housing supply that meets the needs, budget and aspirations of people seeking to make Gateshead their home is supported by AHL. AHL can enhance progress towards tackling those social or economic conditions in neighbourhoods with concentrations of PRS.
10. The Climate Change Strategy refers within its vision for 2030, to the community benefiting from 'warmer homes with lower energy bills', 'making our homes draft free' and fuel poverty. The housing inspection triggered by AHL will result in increased insulation, heating installation and upgrade and tackling of the disrepair that results in poor energy efficiency.
11. The priority given to tackling ASB by the Community Safety Partnership Plan will be enhanced in those areas subject to AHL. AHL results in on the ground resources that enable closer working with Northumbria Police and other agencies that help to detect and tackle both ASB and crime, and drawing in of support services is triggered by housing inspection and meeting with tenants. These result in increased visibility of services, confidence by residents that agencies are working together, reduced tolerance of and increased reporting of ASB.
12. Identification of empty properties, particularly those that are a concern to residents increases within an area subject to AHL. The landlord engagement, support and training opportunities that form part of AHL can break down the barriers experienced by those that have left properties empty, increasing the likelihood of their being brought back into use, a key Council aspiration. Identification and investigation relating to the circumstances of empty properties to determine their eligibility for licensing also increases the opportunity for enforcement where this is required.
13. The Council also has an Enforcement Policy, and a Housing and Planning Act 2016 Private Sector Housing Enforcement Policy 2018. These will ensure the appropriate and robust enforcement of AHL licence conditions throughout the duration of a designation that deter landlords from committing housing offences.
14. **Background**
15. The Council as Local Housing Authority has duties and powers relating to housing conditions, but resources limit the Council's ability to do more than respond and investigate when private tenants get in touch to report the issues they face. This results in a framework that places the onus on tenants. When tenants fear eviction, rent increase and are faced with a lack of alternative housing options this system fails and poor standards can proliferate.
16. AHL removes the onus from the tenant, creating a programme of proactive housing inspection, assessment of landlord's suitability and management arrangements and a criminal offence should landlords fail to licence, or to comply

with conditions. Landlords pay a fee to the Council for a licence, and so AHL creates a resource that supports good landlords, or those with a desire to improve their property or management, offering tenant vetting, comprehensive training and a route to information on PRS related issues such as benefits, landlords rights and how to manage in a legally compliant way.

17. Certain rules apply to the designation of AHL:

18. The Council must consider that a significant proportion of the HMOs that would be subject to AHL in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise to one or more particular problems either for those occupying the HMOs or for members of the public.

19. The Council must also be satisfied that the designation will significantly assist with dealing with the problems, and only where there is no practical and beneficial alternative to a designation should AHL be considered.

20. Secretary of State (DLUHC) approval is required for a designation which:

- a. Covers more than 20% of the council's geographical area
- b. Affects more than 20% of privately rented homes in the council's area.

21. In order to implement AHL councils must:

- a. Provide robust supporting evidence
- b. Produce a clear proposal identifying what is to be designated, its intended objectives and consequences
- c. Consider alternatives to achieve the intended objectives
- d. Consult widely for a minimum of 10-weeks (recommend 12-15 weeks.)

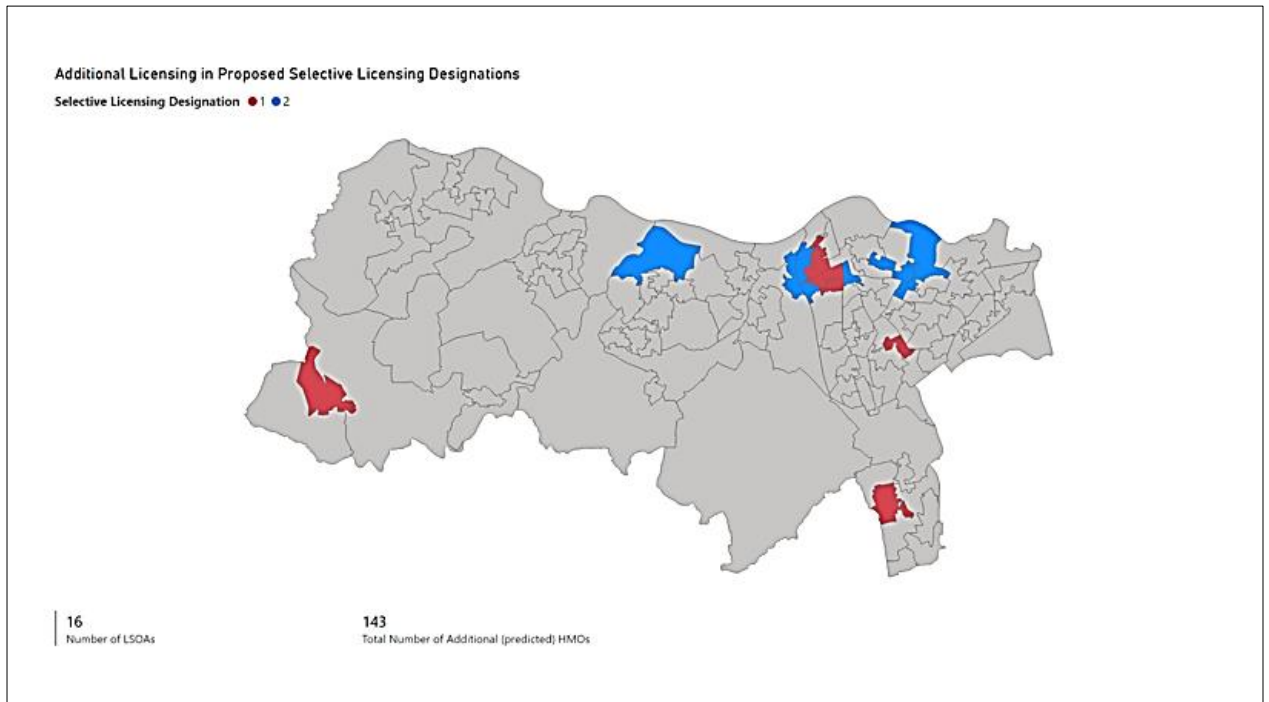
22. Assessment of requirement for AHL in Gateshead

23. A detailed intelligence review has been undertaken to understand the scale and distribution of smaller HMOs across Gateshead and whether there is evidence that there are not being sufficiently well managed to prevent issues such as poor property condition, or anti-social behaviour. This review has been carried out by the Council's Private Sector Housing Team with support from an external organisation with experience of carrying out this study for other Councils and in communicating with DLUHC for the purpose of designating AHL. The intelligence has included;

- a. English Housing Survey and Census Data
- b. Local Indices of Deprivation Data including that relating to income, education, employment, health, deprivation and disability and the local environment.
- c. Council Tax and Housing Benefit Account Data, such as band data, the length of accounts or claims, any discounts or debt or debt related action.
- d. Empty property data
- e. Housing market data such a property values, rental levels and turnover.
- f. Energy Performance Data
- g. Tenancy Deposit Scheme records
- h. Mosaic, Experian and Acorn Data
- i. Resident turnover as indicated by the Electoral Roll
- j. Location of housing owned and managed by private registered providers of social housing.

- k. Environmental data including fly tipping and graffiti reports, planning enforcement, and parking permits.
 - l. Anti-social Behaviour reports and crime data
 - m. Requests for help to the Council from tenants about their home or from neighbours complaining about privately rented homes and whether enforcement action was required to tackle any poor standards.
 - n. Details of current licensing schemes and action taken in response to poor conduct.
24. The data shows that Gateshead has 476 HMOs distributed across 88 of its 126 LSOAs. This number comprises the 105 HMOs already licensed under Mandatory Licensing, and 371 predicted HMOs which *could* be subject to Additional Licensing providing they meet the relevant criteria for poor property management. There are higher concentrations of HMOs across much of the proposed Selective Landlord Licensing areas, than elsewhere in the borough.
25. There is evidence of poor housing conditions in Gateshead's HMO tenure, with 21% of all HMOs predicted to have serious hazards. Poor standards are compounded by other factors such as ASB, deprivation and fuel poverty. Common issues to be found in HMOs include lack of adequate fire and electrical safety provisions, inadequate amenities and heating provision, and overcrowding.
26. Antisocial behaviour linked to HMOs in the PRS usually occurs where management of property is poor. Across the HMO tenure in Gateshead, the rate of repeat ASB is higher than that of Gateshead's PRS as a whole at 10% (Gateshead PRS repeat ASB rate is 7%). Issues can include noise, verbal abuse, harassment, intimidation, nuisance animals, nuisance vehicles, drugs and substance misuse, domestic violence, rubbish and fly tipping.
27. **Proposal**
28. Gateshead's existing boroughwide Mandatory HMO licensing scheme has ensured good progress in identifying and licensing 105 larger HMOs. The evidence, however, demonstrates that there is more work to do. There is a significant proportion of smaller HMOs that are being managed ineffectively. Many are experiencing serious housing hazards and significant ASB. It is vital that all HMOs are of an adequate standard and offer a safe home for their (often vulnerable and low income) occupiers.
35. To effectively improve the management of smaller HMOs not captured by Mandatory Licensing, nor by the proposed Selective Landlord Licensing scheme, it is proposed that the Council also consult on an Additional HMO licensing scheme that would apply in the 16 LSOAs where a Selective licensing designation is also proposed. These 16 LSOA are spread across the following 10 wards and are shown in the map below;
- a. Birtley
 - b. Bridges
 - c. Chopwell & Rowlands Gill
 - d. Deckham
 - e. Dunston and Teams
 - f. Felling

- g. High Fell
- h. Lobley Hill & Bensham
- i. Saltwell
- j. Whickham North



29. It is predicted that 143 HMOs will fall within this proposed designation. A licence would be required for all HMOs rented to 3 or more occupiers in 2 or more households that share (or lack) toilet, washing or cooking facilities. This excludes houses in multiple occupation that require a Mandatory licence.

29. Approval and Implementation

30. Following consultation, the decision to implement an Additional HMO licensing scheme can be agreed locally by the Council’s cabinet and could be implemented early in 2025.

31. **Scheme Design**

32. **Scheme Objectives**

33. AHL Schemes must have objectives that;

- a. Match criteria and evidence
- b. Link to overall strategic goals – golden thread
- c. Show a coordinated approach – outlined in council Housing Strategy.

36. It is proposed that in respect of Poor Housing Conditions the AHL scheme has the following objectives;

Objective	Measure	Targets	Baseline	Outcomes and Benefits
1. Improve housing conditions in the PRS by reducing poor property standards	<ul style="list-style-type: none"> Number of properties licensed Number of properties inspected Number of PRS properties improved Number of Category 1 hazards resolved following inspection Number of Category 2 hazards resolved following inspection X% of identified issues addressed and enforced 	<ul style="list-style-type: none"> Ensure that at least 80% of licensable properties are licensed over the 5-year scheme 100% of all licence applications subject to a desk-based risk assessment At least 70% of all licensed properties inspected at least once during the duration of the licence, informed by a data-led risk assessment and licence conditions enforced Improve property standards in at least 75% of properties where improvements are required Reduction in Cat 1 hazards found in licensable dwellings by 25% over 5 years Bring at least 50% of identified properties up from F and G rated EPCs to a minimum of an E rating 	<ul style="list-style-type: none"> Predicted number of properties with Cat 1 and high scoring Cat 2 hazards 	<ul style="list-style-type: none"> Licensed properties are monitored, and licence conditions robustly enforced and complied with. Poor Housing Conditions are improved with category 1 & 2 hazards resolved (including issues such as damp and mould) PRS properties meet a minimum E EPC rating (unless an exemption applies) Improved health, safety and welfare of tenants in the PRS The Council will gain increased knowledge of the private rented sector in the borough. This will enable targeted enforcement and support for landlords

Objective	Measure	Targets	Baseline	Outcomes and Benefits
2 Improve management standards in PRS properties	<ul style="list-style-type: none"> X% of identified issues enforced and addressed Number of accredited landlords Number of landlord forums held per annum Number of newsletters sent to licensed landlords per annum. 	<ul style="list-style-type: none"> Take appropriate enforcement action against those landlords who fail to license or breach licence conditions Proactively target high risk properties within the designation and carry out audit and compliance checks as per enforcement plan 6 landlord training events held per year 4 newsletters sent per year to licensed landlords. 	<ul style="list-style-type: none"> Current number of accredited landlords in borough 	<ul style="list-style-type: none"> Landlords actively manage their properties or be enforced against Absentee or unfit landlords employ an agent to actively manage their properties to ensure compliance Prevention of overcrowding through better management of property occupancy Greater number of landlords become accredited improving the professionalism of landlords in the PRS Engagement with landlords improved Landlords are kept informed of latest legislation and good practice Responsible landlords will become more involved in Council licensing schemes and receive information and support Irresponsible landlords will be forced to improve their properties or be enforced against.

37. It is proposed that in respect of ASB the AHL scheme has the following objective;

Objective	Measure	Targets	Baseline	Outcomes and Benefits
3 Reduction of ASB and repeat ASB incidents	<ul style="list-style-type: none"> Implementation of Council's ASB protocol. 	<ul style="list-style-type: none"> Proactively target nuisance areas and enforce ASB licence conditions by taking statutory enforcement where necessary Respond to all complaints of fly tipping and environmental ASB connected to the PRS Support landlords to manage ASB more effectively in their properties by providing a model ASB policy for landlords to implement. Build links with local police to ensure cases are handled in a joined-up manner Joint work to resolve ASB with partners such as Community Safety, Adult and Children's/young people's Services, Community Mental Health, Revenues and Benefits, Tyne and Wear Fire and Rescue and others. 	<ul style="list-style-type: none"> Predicted number of properties with repeat ASB incidents 	<ul style="list-style-type: none"> Reduction of ASB through better management of properties Reduction in fly tipping and other forms of environmental ASB Reduction of ASB will improve problem areas, making these areas safer and more desirable places to live in.

38. AHL Conditions and Fee Structure

39. Landlords must pay a fee for their licence. The fee covers the cost of administration of the licence and the work carried out during the 5-year term of the licence. The fee for the Council's Mandatory HMO licence varies in line with the number of bedrooms within the HMO.

40. It is proposed that the AHL fee will be the same as the Council's Mandatory HMO Licence fee, with the mirroring of some Selective Landlord Licensing discounts and higher fees subject to the timeliness of application and degree to which landlords require reminder.

41. Licence Conditions apply to Mandatory HMO Licensing. These have been effective in supporting well managed properties and driving up management standards. These conditions will be applied to AHL so that all HMOs are subject to the same conditions. Licence Conditions will be shared and developed as part of the statutory consultation process.

42. Consultation

43. The Housing Act 2004 states that when considering designating AHL the council must:

- a. take reasonable steps to consult persons who are likely to be affected by the designation, and,
- b. consider any representations made in accordance with the consultation.

44. The Housing Act requires that the consultation:

- a. Should run for at least 10 weeks

- b. Must demonstrate that reasonable effort has been made to reach all those likely to be affected by the designation e.g., residents, tenants, landlords, managing agents and other community members who live or operate businesses or services in its area.
 - c. Must engage with stakeholders in neighbouring areas and be able to evidence this has been reasonably achieved.
45. The planning, delivery and management of the public consultation process is vital to success as the cost of unsatisfactory consultation is significant, in terms of time, money and reputational damage. Attention will be paid to equalities issues, to ensure that consultation is accessible to and inclusive of all members of the public. In addition, the consultation must be able to withstand a high level of public scrutiny including any possible Judicial Review.
46. The council will need to;
- a. Prepare a clear evidence base to support the designations
 - b. Develop and deliver a communications plan to advertise the consultation
 - to a wide range of stakeholders
 - to stakeholders inside and outside the borough
 - using digital and non-digital channels
 - c. Monitor the response to the consultation to adapt the communications plan if necessary
 - d. Gather evidence of the consultation communications activities
 - e. Produce a clear consultation report stating the outcome of the consultation
 - f. Compile and publish a report summarising the responses they have received and explain whether or not they have influenced the final proposal.
47. In order to comply with the above requirements an evidence pack will be created that is clear, accessible and objective and that provides consultees with details about:
- a. The areas affected by the proposed AHL designation
 - b. The reason for the proposed AHL designation
 - c. What alternatives to licensing have been considered and why these are insufficient.
 - d. How licensing will tackle specific problems (key criteria) along with other specified initiatives and partnerships
 - e. Case studies
 - f. The proposed outcome of the proposed AHL designation (scheme objectives)
 - g. The proposed Licence Conditions and fee structure
 - h. How the proposed AHL designation is strategically aligned with the Council's priorities
48. **Alternative Options**
49. The AHL designation proposed in this report has been produced in a way that;
- a. Meets legislative and DLUHC guidance
 - b. Identifies evidence against relevant key criteria for making designations.
 - c. Assesses how AHL aligns with the Council's strategic housing goals.
 - d. Has explored options for scheme designations, including:

- e. Identifying the largest possible coverage to protect the widest number of private tenants.
 - f. Identifies LSOAs that should pass scrutiny by benchmarking evidence and demonstrating robust criteria; against other councils and UK averages and for criteria that DLUHC have previously approved.
 - g. Makes a designation that is consistent and straightforward to enforce.
 - h. Supports the Council to agree proposed designation objectives.
 - i. Provides justification for the proposed Licence fee and resources need to effectively administer, enforce and manage the designation.
 - j. Provides the foundation for a robust consultation evidence base.
50. Alternative options include licensing more properties. This has been discounted on the grounds that the proposed designation will include 90% of all of the smaller HMOs in the Borough where there is evidence of poor property management and is an exact match with the proposed SLL areas, making it easy for those affected to understand, and aiding enforcement.
51. Licensing fewer properties has been considered, but discounted on the grounds that leaving some smaller HMOs within the SLL area outside of the requirement to licence will fail to protect those tenants, reduce the support that can be offered to landlords, make whether or not licensing applies to their property more complicated for tenants and landlords to understand and could undermine the ability to achieve the wider AHL and SLL objectives.
52. **Implications of Recommended Option**
53. **Resources:**
54. **Financial Implications**
55. Detailed financial modelling has been undertaken as part of the development of this proposal and in fixing the current Mandatory HMO Licensing fee. This shows that the current HMO Licence fee, the operation of the proposed AHL designation over a 5 year period would result, based on the existing staffing establishment in no cost to the Council. An assessment is now required of what additional capacity is required to ensure that the standard of schemes (such as the number of properties that can be inspected, and the capacity available to take enforcement action when non compliance is identified) can be maintained. This detailed work will now be undertaken and presented as part of the request for approval to designate the AHL scheme.
56. **Human Resources Implications**
57. Recruitment of additional capacity to manage the AHL designation will be required. Councils local to Gateshead are also developing property licensing schemes at the same time. The supply of competent housing enforcement officers is low due to a lack of investment by Councils in training over a sustained period. For this reason, timely recruitment in advance of AHL designation start will be required to allow for the training of any new staff after appointment.
58. **Property Implications**

59. Private rented properties within licensing areas are inspected by team members during the five year term of a scheme to ensure good quality accommodation is provided and that conditions meet the legal minimum standard. Property owners are requested to undertake repairs and improvements where necessary and many go beyond the minimum standard to reach the Councils Property Accreditation standard. This reduces the number of non-decent homes and those that have Category 1 hazards under The Housing Health and Safety Rating System. This is the extent of property related implications resulting from the proposed programme.

60. **Risk Management Implications**

61. Approval is sought to develop the proposal to create a AHL designation and to carry out consultation. Further approval will be sought to the designation after consultation has been carried out. AHL implementation will be subject to rigorous statutory requirements to consult with those affected. During that process risks may include lack of support from stakeholders, changes in legislation, or lack of ability to recruit the expertise required. Steps will be taken to minimise the risks to delivery at each stage.

62. **Equality and Diversity Implications**

63. An Integrated Impact Assessment has been undertaken and is attached at Appendix 2. This will be updated following consultation with the public and stakeholders to ensure that it takes into consideration any further impacts identified.

64. **Crime and Disorder Implications**

65. The programme includes those areas affected by recurrent anti-social behaviour. Consultation on the proposed designation has been carried out with Northumbria Police. Northumbria Police are committed to continuing Operation Vienna, a Council/Police partnership set up in 2017 to tackle crime associated with the private rented sector. Police officers have been co-located with Council property licensing officers throughout that time and will continue to be during any further licensing schemes. Crime data and ongoing ASB has been and will continue to inform a desk based risk assessment that will prioritise housing inspection and tenant meeting with those causing, or suffering from crime or ASB to support reporting and reduce harm.

66. **Health Implications**

67. The introduction of AHL contributes directly to improving the health and well-being of residents of Gateshead by improving conditions and management of private sector homes. Intensive work by licensing officers within the area also provides opportunities to identify residents that are not accessing services, including health care and to support them to access what they need.

68. By the nature of the selection processes for areas to be licensed, it is inevitable that they will house a significantly higher proportion of people who are not thriving than in other parts of our areas, and this targeted activity contributes to achieving the aims of our Thrive agenda and Health and Wellbeing Strategy.

69. **Climate Emergency and Sustainability Implications**

70. The energy efficiency of homes is a criteria considered in the development of the AHL designation, i.e. areas with privately rented homes that are poor in energy efficiency terms will contribute to the poor housing conditions that demonstrate the need for AHL. Implementation includes property inspection, ensuring compliance and investment by landlords in energy efficiency requirements and advice to tenants about how to use heating controls. This has carbon footprint benefits.

71. **Human Rights Implications**

72. Where the Council undertakes enforcement activity there are human rights implications, under Article 8 Right to respect for private and family life. Enforcement activity within AHL areas can result when a property is identified that fails to meet the basic minimum housing standard. This interference is reasonable in order to achieve adequate standards of repair, safety and comfort to the occupiers and to others.