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Dear Kevin,

Re: Houses in Multiple Occupation (HMO) Bill

Thank you for your correspondence of 12 November seeking additional information on Houses in Multiple Occupation. The following information has been provided by the Northern Ireland Housing Executive:

(i) – The current number of HMOs by parliamentary constituency or by district council

Table 1 provides the number of HMOs by district council (NIHE are unable to run the report by parliamentary constituency) – **Please Note** supplementary information is provided in relation to the number of registered HMO and the current number of HMOs exempt from registration.

Table 1

<u>District Council</u>	<u>Identified HMOs</u>	<u>Registered HMOs</u>	<u>Exempt from Registration</u>	<u>Registration Pending</u>
Antrim & Newtownabbey	236	224	9	3
Mid & East Antrim	104	89	7	8
Armagh Banbridge & Craigavon	158	113	13	32
Belfast	3912	3499	226	187
Causway Coast & Glens	700	660	9	31
Derry & Strabane	495	443	13	39
Fermanagh & Omagh	139	125	5	9
Mid Ulster	106	91	7	8
Newry Mourne & Down	132	96	7	29
North Down & Ards	127	90	23	14
Lisburn & Castlereagh	35	25	4	6
TOTALS:	6144	5455	323	366

(ii). The number of notices that the Housing Executive have issued to owners of HMOs under the Housing (NI) Order 1992

Table 2 provides the number of notices served under Part IV of the Housing (NI) Order 1992.

Table 2

Housing (NI) Order 1992			
Notice Type	2013/14	2014/15	1/4/15 - 17/11/15
Article 76: Housing (NI) Order 1992	16	13	5
Article 79: Housing (NI) Order 1992	865	984	584
Article 80: Housing (NI) Order 1992	505 (33.1%)	273 (13.25%)	119 (9.99%)
Article 85: Housing (NI) Order 1992	7	1	2
Reg 15 Housing (Management of HMO regs (NI) 1993	0	1	0
Reg 18 Housing (Management of HMO regs (NI) 1993	1	2	0
Article 75(N): Housing (NI) Order 1992	75	40	35
Article 13: Housing (NI) Order 1992	192	127	61
TOTALS:	1661	1441	806

- **Article 76** – Overcrowding
- **Article 79** – Management Regulations, primarily used to main existing fire prevention measures, disrepair, bins, electric, gas and water supply etc.
- **Article 80** – To bring the property up to HMO standards in relation to adequate kitchen facilities, adequate number of W/C compartments, baths/shower compartments and adequate means of escape from fire and other fire precautions.
- **Article 85** – Over occupation, inadequate amenities for the number of occupants

- **Regulation 15** of the Housing (Management of Houses in Multiple Occupation Regulations (NI) 1993 – Managers duty to inform the Executive about occupancy of the house.
- **Regulation 18** of the Housing (Management of Houses in Multiple Occupation Regulations (NI) 1993 – Provision of information on who has an estate in the property.
- **Article 75(N)** Powers to require information for the purpose of the registration scheme
- **Article 13** – Powers of Entry

(iii). How many HMOs have been declared unfit for human habitation over the past two years?

Table 3 below provides information on the condition of HMOS over the last 2 ½ years in relation to fitness for human habitation & fitness for occupation (HMO Standards).

Table 3

	2013/14	2014/15	2015 to 17/11/15
Number of properties inspected	1526	2060	1191
% Unfit for human habitations	11 Properties 0.72%	7 Properties 0.34%	3 Properties 0.25%
% Unfit for occupation (HMO Standards as per Article 80(2) of the 1992 Order)	505 Properties 33.1%	273 Properties 13.25%	119 Properties 9.99%

Note the number of Article 41 notices under the Housing (NI) Order 1981 which deal with unfitness for human habitation

Table 4

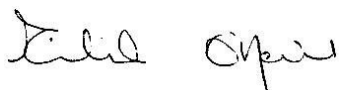
Housing (NI) Order 1981			
Notice Type	2013/14	2014/15	1/4/15 - 7/11/15
Unfitness - Article 41 Notices	11 (0.72% unfit)	7 (0.34% unfit)	3 (0.25% unfit)

(iv). Any readily available information as to the current standard of fitness in HMOs (e.g. have standards improved over the past number of years?).

Indications are that the standards have improved as the percentage unfit for human habitation has fallen year on year along with the number of notices served.

I hope that the Committee finds this information useful.

Yours sincerely



Eilish O'Neill