

# Landlords Newsletter



## Important Changes to HMO Planning Legislation

Planning legislation principally affecting properties let by private landlords for occupation by several persons changed on the 6<sup>th</sup> April when the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 came into force.

It modifies the definition for a “dwellinghouse” covered by Class C3 of the Use Classes Order [as amended] so that it now covers:

- A property used by a single person or by people to be regarded as forming a single household;
- A property where not more than six persons are living together as a single household where care is provided for residents; or
- A property where not more than six persons are living together as a single household where no care is provided to residents (other than a use that falls within a new Use Class being introduced “Class C4: Houses in Multiple Occupation”). These are generally referred to as HMOs.

Class C4 establishes a new Use Class for HMOs which relates to those dwellings occupied by 3-6 residents that do not fall within class C3 (above). Those HMOs with more than 6 residents are sui generis (of a Kind) and as such will always require planning permission.

The definition of what constitutes a “house in multiple occupation” for the purposes of the Order is already set out under the Housing Act 2004. In broad terms, it means a property where tenanted living accommodation is occupied by three or more persons, who are not related, as their only or main residence, and who share one or more basic amenity such as a kitchen, lounge or bathroom, will be deemed an HMO.

These definitions apply to HMOs which were created after 6<sup>th</sup> April 2010. Therefore the owner of a property considering letting it to 3-6 residents falling within this definition, or the owner of such a property which was created after the 6<sup>th</sup> April will now be required to apply to the Council for planning permission for change of use from C3 to C4.

Related provisions within the General Permitted Development Order will allow a property falling within the new definition of an HMO under Class C4 to subsequently revert to a “dwellinghouse” [as defined under Class C3] without needing to apply for planning permission.

In summary, a planning application will involve the submission of the following. A full set of application forms, Location Plan, Block Plan, Existing and Proposed Elevations (or one set if no changes), existing and proposed Floor Plans (or one set if no changes) and an application fee of £335.

For further information, please contact Planning Services on 01228 817000

## Cut Price Energy Savers

Carlisle City Council is actively encouraging homeowners in the Carlisle district to insulate their homes to save money on their energy bills, make their homes warmer and reduce energy use.

The Council is working in partnership with Bookmysurvey Ltd to offer discounted insulation for homes in Carlisle. We are particularly keen that houses with solid walls increase the insulation in their loft to at least 250mm and

have developed a project to make this easier.

For properties built before 1920 with less than 100mm of insulation, you can get loft insulation, reflective radiator panels (four) and low energy light bulbs (two) for just £49, offering a massive saving of up to £300 on the normal price.

For properties built after 1920, the scheme will allow you to have additional loft insulation (if you have less than 100mm) for £75 and cavity wall insulation for £75.

Insulation is free for anyone over the age of 60 years or with a child under the age of 5.

To book your survey telephone **0800 093 5239 and quote ICE** or visit

**www.bookmysurvey.com** and put ICE as the promotional code.

Property owners interested in the scheme should allow the householder to apply.

All applications are subject to survey and available funding.

### Bringing Empty Properties back into use

Carlisle City Council are currently working with empty home owners in the area, to assist them in bringing them back into use.

Since the appointment of an Empty Property Officer in May 2009 a total of 194 have been externally inspected, 20 owners have made applications for landlord empty property grants, 13 owners have benefited from an advisory property visit and 117 empty property owners have benefited from advice and guidance. The appointment of the Empty Property Officer has seen a five fold increase in productivity in this area from the previous financial year, assisting in reducing the blight empty homes cause and assisting in meeting local housing need.

Empty Homes grants are currently available from the Council to assist empty home owners in bringing properties back into use. For further information please contact Housing on 01228 817127.

In October 2009, Carlisle City Council launched its revised Landlord accreditation scheme at the annual landlords open day held at the Civic Centre, Carlisle.

Since the launch of the new accreditation scheme back in October the Council has received over 55 applications for accreditation, covering over 250 Properties. This has seen an increase of over 100 properties covered by accreditation.

The new scheme takes into consideration the changes that have taken place in the private rented sector over the last 10 years, taking into account the housing needs of everyone in the community.

As a Council, we recognize the importance of the role of the private rented sector in providing accommodation for a diverse range of households, and we are seeking to work with residential landlords through the accreditation scheme membership.

Landlords interested in becoming accredited need to be aware that accreditation is a Code of Standards relating to the management of a property or the physical condition of the rented accommodation. Landlords who join the scheme and abide by the standards are "accredited". Accreditation schemes are voluntary, and there is no compulsion for landlords to join but there are advantages.

Please note all Landlords wishing to register their accommodation with The University of Cumbria, will be required to make an application to this Council for Landlord Accreditation. If you would like more information or would like to apply to become a member of the scheme, contact the Housing Services Team on 01228 817127 or 817341, or e-mail: [Housing@carlisle.gov.uk](mailto:Housing@carlisle.gov.uk)

**Accredited  
Landlord Scheme  
Launched**