



Havering
LONDON BOROUGH

Place Overview & Scrutiny Sub- Committee

4 November 2025

Subject Heading:

ELT Lead:

Report Author and contact details:

Policy context:

Financial summary:

REPORT

Homes in Multiple Occupancy (HMOs)

Helen Oakerbee, Director of Planning
and Public Protection

Taiwo Adeoye Committee Officer
Taiwo.adeoye@havering.gov.uk

The deals with a Public Protection and
Public Health matter.

Financial issues will be considered fully
in the forthcoming Cabinet report on this
issue.

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents X

Place - A great place to live, work and enjoy X

Resources - A well run Council that delivers for People and Place X

SUMMARY

The Sub-Committee have asked officers to provide an update on HMOs. Members have asked to understand the position with HMOs picture as a whole in Havering, both licensed and unlicensed properties.

Members have asked for information on the HMO Consultation Response, the numbers of reports of suspected unlicensed HMOs, inspections carried out, and enforcement measures undertaken.

Members have also asked for information on Unlicensed HMOs as well as details of the total numbers of HMOs, broken down by ward.

Officers will seek to respond to the issues in this report, during the meeting.

RECOMMENDATION

That the Sub-Committee scrutinises the information received and agrees any recommendations for Cabinet or the relevant service as appropriate.

REPORT DETAIL

- 1.1 The Place Overview and Scrutiny Sub-Committee has previously requested to undertake a pre-decision scrutiny on the delayed HMO Policy that will be considered by Cabinet. Whilst that report is not ready to be brought to this meeting, officers will in the meantime provide the Sub-Committee with responses to the following issues of interest.
- 1.2 Members have asked to view a summary of the consultation responses. Of particular interest has been what did residents have to say to the Council and what may be the Council's responses to the concerns raised. Members have suggested that a "you said we did" exercise be undertaken to ensure that the Council's priorities as a borough are aligning with resident expectations.
- 1.3 Members have also asked how many reports of suspected HMOs have the service identified. Furthermore, how many have been investigated, fined, closed etc? What is the cost of this to the Council and have these costs been recovered.
- 1.4 Additionally, Members have asked for information on where the licensed HMOs are located. Whilst noting that public list of HMOS is available, Members have requested that these properties are mapped by wards and

that officers clarify if there any areas where the propotion of properties being used as HMOs is above what the Council may be comfortable with?

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

Environmental and Climate Change Implications and Risks: None of this covering report.