



Haringey Council

HMO Action Plan

May 2012

HMO Action Plan

Background

The council is currently introducing a number of changes to the waste collection services. The changes will be rolled out to all low-rise residential properties across the borough in three phases, commencing in March 2012. Phase one covered the West of the borough and the new service was implemented on the 5th March.

The second phase will be launched in June following a period of engagement with all households affected. This phase covers streets in Crouch End, Hornsey, Bounds Green, Noel Park, Muswell Hill and Woodside, as well as the whole of Stroud Green and West Green and most of Harringay and Bruce Grove and parts of St Ann's, White Hart Lane and Tottenham Green.

Property Survey

Prior to the roll-out council officers and Veolia conducted a comprehensive street by street and property by property audit. This allowed the following:

- recognition of the households that can accommodate the second wheelie bin for dry recycling, and those that can't;
- procurement of the appropriate number and type of containers for each part of the roll out;
- preparation of communication information that reflects the service offer for each household; and

Furthermore, one key aspect of the survey was to identify all houses in multiple occupation (HMOs) across the borough.

The council defines a HMO as 'a building that is occupied, as a main residence, by more than one household'. The survey ascertained that there are 10119 HMOs across the borough. This includes households consisting of two or more properties.

Within the phase 2 area there are 6201 HMOs. However, the engagement within this phase will concentrate on HMOs consisting of 3 properties or more, totalling 2181. The table highlights the number of properties and households within each ward:

Ward	Properties*	Households
Bounds Green	114	468
Muswell Hill	54	203
Crouch End	294	1258
Noel Park	58	240
Woodside	149	631
Hornsey	240	889
Stroud Green	589	2124
West Green	99	429
Bruce Grove	130	551
Harringay	307	1232
St Ann's	109	425
White Hart Lane	3	10
Tottenham Green	32	135
Northumberland Park	3	10
	2181	8605

*This includes registered HMOs.

Engagement

Door knocking

Officers from the councils Neighbourhood Action Team and Veolia's Participation Team will visit all households as identified in the above table. The wards will be divided accordingly:

Council	Veolia
Bounds Green	Harringay
Bruce Grove	St Ann's
Crouch End	Stroud Green
Hornsey	Tottenham Green
Muswell Hill	West Green
Noel Park	
White Hart Lane	
Woodside	
Northumberland Park	

The purpose of these visits is to notify residents of the forthcoming changes and answer any questions they may have. In addition, where it is identified that they need a specific container i.e. food caddy, details and an order will be noted. It is proposed that these complete by 10th June. Updates will be provided on a weekly basis.

Furthermore, in liaison with the Housing Improvement Team officers will also gather information on the following:

- Description of property, terraced, semi, end of terrace, over shops.
- Number of floors to include basements and lofts
- Number of door bells, name tags etc
- Owner occupied or tenanted
- Self contained flats or open rooms.
- Sharing of facilities.
- Number of occupants and number of rooms/flats.

This work will cover specifically those properties identified in the proposed discretionary licensing area in Tottenham.

Landlords Forum

Officers attended the recent Landlords Forum to outline the forthcoming changes. The presentation also outlines ways in which landlords can assist the council to ensure current and new tenants aware of the waste collection arrangements. Officers will attend the next scheduled meeting in September to provide a further update.

Letter to register landlords and letting agents

A letter outlining the new arrangements will be sent to all registered landlords and letting agents. This will be distributed in early June. A detailed leaflet on the waste collection service will accompany this (please see attached).

Article in Landlords Newsletter

Subject to confirmation, an article will be published in the next newsletter which is published quarterly.