



Borough of Telford and Wrekin

Cabinet

Thursday 14 May 2026

Better Homes for All Update

Cabinet Member:	Cllr Richard Overton - Deputy Leader and Cabinet Member: Highways, Housing & Enforcement
Lead Director:	Katherine Kynaston - Director: Housing, Commercial & Customer Services
Service Area:	Housing, Commercial & Customer Services
Report Author:	Ravi Phull - Head of Strategic Housing & Regeneration
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Wards Affected:	All Wards
Key Decision:	Key Decision
Forward Plan:	26 February 2026
Report considered by:	SMT – 21 April 2026 Business Briefing – 23 April 2026 Cabinet – 14 May 2026

1.0 Recommendations for decision/noting:

It is recommended that Cabinet:

- 1.1 Approves the updated Private Sector Housing Enforcement Policy which incorporates new provisions under the Renters Rights' Act 2025 (attached at **Appendix G**); and
- 1.2 Approves the designation of a borough-wide Additional Licensing Scheme for Houses in Multiple Occupation ("HMOs")¹, as set out in this report, for a period of five years, with effect from 20 August 2026;

¹ Housing Act 2004 definition of an HMO: a residential property which is rented to three or more persons who form two or more households, and where those households share one or more amenities such as a bathroom, toilet or cooking facilities.

- 1.3 Agrees an enhanced support package for landlords to assist compliance with the new requirements under the Additional Licensing Scheme and The Renters' Rights Act 2025;
- 1.4 Approves the revised HMO licensing fees (attached at **Appendix F** to this report);
- 1.5 Approves a 10% discount for all full and valid additional licence applications received within the 3-month period immediately prior to the commencement date of the additional licensing scheme; namely from 20 May 2026 – 19 August 2026; and
- 1.6 Delegates authority to the Director: Housing, Commercial & Customer Services in consultation with the Cabinet Member: Highways, Housing & Enforcement to take such steps as are necessary to finalise and implement the Additional Licensing designation.

2.0 Purpose of Report

- 2.1 Following the introduction of the Renters' Rights Act 2025 ("the Act"), this report seeks approval for the revised Private Sector Housing Enforcement Policy (attached at **Appendix G** to this report) which has been updated to reflect the changes introduced by the Act. It also seeks approval of an updated fee scale to reflect those changes.
- 2.2 In addition, approval is sought to designate a borough-wide Additional Licensing scheme of all small HMOs comprising 3-4 occupants (which are not currently covered by the existing mandatory licensing regime) under the Housing Act 2004, including those buildings which fall within the definition of s.257 of the Housing Act 2004² and approval of the fees set out in **Appendix F** associated with the proposed scheme as well as updated fees in respect of the mandatory licensing regime.

3.0 Background

- 3.1 The Council's Housing Strategy sets out our commitment to ensure every resident has a safe and affordable home. As part of this and our pledge to be on the side of our residents and communities, the Council is committed to delivering 'Better Homes for All', which includes tackling rogue landlords and improving the quality of private rented housing within the Borough. The proposals in this report will ensure all tenants residing in HMOs are protected and can expect a safe and consistent standard of housing. Additional Licensing will also ensure

² A Section 257 HMO (House in Multiple Occupation) under the Housing Act 2004 is a building converted into self-contained flats that does not meet 1991 Building Regulations standards, where less than two-thirds of the flats are owner-occupied.

neighbourhoods and communities will be supported and protected from the negative impacts stemming from poorly managed HMOs.

- 3.2 HMOs are a vital source of housing in the Borough with home ownership out of reach for many and particularly our most vulnerable residents. However, the nature of shared living means they require careful management in terms of both properties and tenants. HMOs present an increased fire risk compared with single-household dwellings because there are more occupants, more ignition sources (for example, shared cooking and electrical loads,) and a greater likelihood that residents are unfamiliar with the building layout and escape routes. For this reason, HMOs are typically required to have enhanced fire precautions and management arrangements (for example, appropriate fire detection and warning, protected escape routes and fire-resisting doors), alongside minimum amenity standards, secured through licensing conditions and fire safety duties.
- 3.3 Poorly managed HMOs are also associated with increased incidences of anti-social behaviour and crime. Studies show that people living in HMOs are at an increased risk of suffering mental health issues due to feelings of isolation and fear stemming from sharing a house with strangers. In order to ensure that those living within HMOs have a good standard of living, it is incumbent on landlords to take steps to maintain good housing standards and to address poor behaviour amongst tenants.
- 3.4 The Housing Act 2004 introduced mandatory licensing of larger HMOs (5 or more occupants forming 2 or more households) for all local authorities. It also introduced provisions for additional licensing of smaller HMOs at the discretion of local authorities. This was further supported in 2015 and then in 2024 by the Secretary of State giving general approval for local authorities to make designations in their areas.
- 3.5 Through the Better Homes for All programme of work, initially introduced in 2018, the Council has a strong track record of tackling rogue landlords, addressing the anti-social behaviours often associated with HMOs, and adopting a range of measures for dealing with HMOs.
- 3.6 These measures have had some positive impact, through targeted multi agency operations uncovering poorly managed and unsafe HMOs, leading to an increased number of prosecutions and improvements to properties. Over 750 inspections of private rented properties in the estates covered by the Safer Streets & Stronger Communities Programmes have led to the identification and enforcement of actions to address category 1 hazards in private-rented properties. For context, category 1 hazards are deemed as higher risk and category 2 are lower risk.

Better Homes for All Update

- 3.7 In recent years, due to a number of factors, including affordability, welfare reforms impacting upon single people under 35, and the increasing cost of living, the private rented sector has continued to grow at pace, and the Borough has seen a rapid increase of the subdivision of properties into HMOs. As well as seeing a concentrated increase in the older estates within both North and South Telford, this growth in HMOs has been seen across the whole Borough.
- 3.8 An increase in density of HMOs across the Borough is shown in the evidence base in **Appendix A** alongside a correlation with higher levels of crime and anti-social behaviour reported by the Police, overcrowding and poor property conditions. Despite the proactive approach adopted by the Council, existing programmes and mandatory licensing are not fully addressing the challenges associated with the rise in HMO numbers.
- 3.9 Despite the ongoing success of current interventions, the borough still has significant problems with reported practices of Landlords and the neighbourhood impact of HMOs including smaller HMOs not part of the current licensing regime. Available measures include using civil penalties and prosecution for breaches of regulations. These are entirely appropriate in the right circumstances, but these procedures take some time to implement through the Courts and ones that are essentially reactive rather than proactive. A typical example of issues relating to HMOs found by the private sector housing service are shown below:



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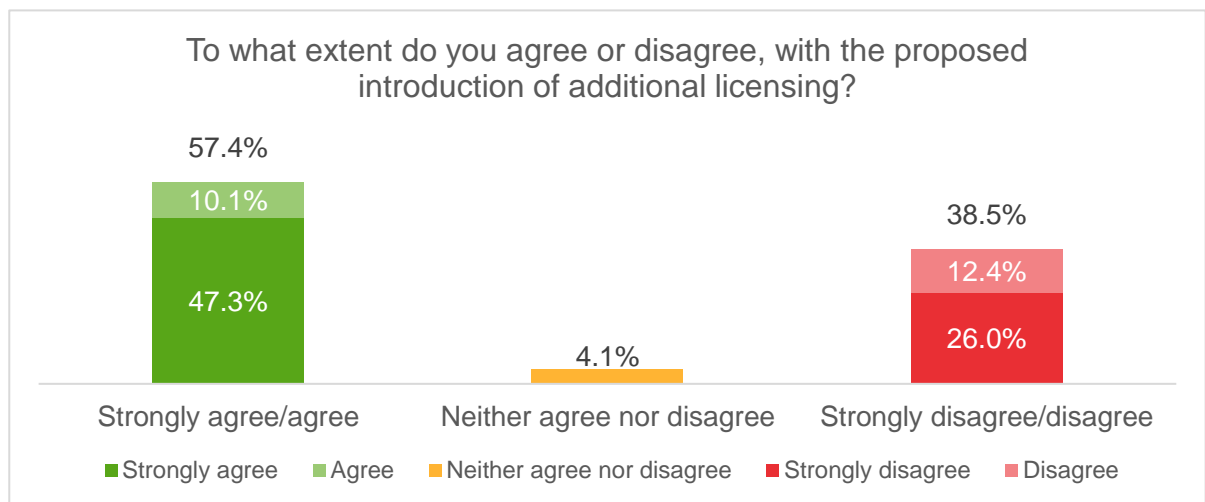
- 3.10 In response to the increasing numbers of HMOs within the Borough, and the associated challenges, the Telford and Wrekin Housing Strategy 2025-2030 proposed that consideration be given to the implementation of Additional Licensing for HMOs. This would enable proactive, ongoing inspections of every HMO to ensure minimum standards are met, without relying on tenants to make complaints, while also allowing complaints to be made anonymously without the fear of retaliation.
- 3.11 Feedback from the public consultation on the strategy supported these proposals, with residents across the borough welcoming this approach as a way to deal with the negative impacts of increasing HMOs in their communities.
- 3.12 On the 4th of December 2025, Cabinet considered proposals to introduce a borough-wide Additional Licensing scheme and agreed to undertake public consultation on the proposal.
- 3.13 The public consultation ran from 16 December 2025 to 11 March 2026. This was conducted primarily via an online survey. In addition, to ensure as many residents and landlords as possible could access the consultation, including those who may be digitally excluded, six in person drop-in sessions were held across the Borough, at accessible community venues. Extensive partnership engagement was also carried out including:-
- Town and Parish Councils;
 - Ward Members;
 - Neighbourhood Coordinators promoting the consultation locally through social media channels as well as putting up posters in community centres;
 - Private sector housing officers informed landlords and tenants as part of their casework; and
 - Key stakeholders including Citizens Advice Telford and Wrekin promoted the consultation with their clients.
- 3.14 A number of face-to-face meetings have been held with the Wrekin Landlord Association (WLA), who have assisted by promoting the consultation to their members. A WLA members' meeting took place immediately after one of the face-to-face consultation events at The Anstice in Madeley, enabling officers to engage with a large number of landlords. WLA was also instrumental in helping to clarify operational details of the scheme to their members directing questions to officers, which helped to inform the Council's FAQ's on its website.

4.0 Summary of main proposals

Additional Licensing

Better Homes for All Update

- 4.1 Following the consultation period, a total of 338 responses were received. Throughout the consultation, comments were received on the documents including the evidence base, scheme proposals, standards and fees that were considered by Cabinet in December 2025. The overall outcome was in support of the introduction of borough-wide additional licensing with 57.4% of respondents agreeing or strongly agreeing with the proposals. A detailed consultation report setting out more detail around the consultation is provided at **Appendix B** attached.

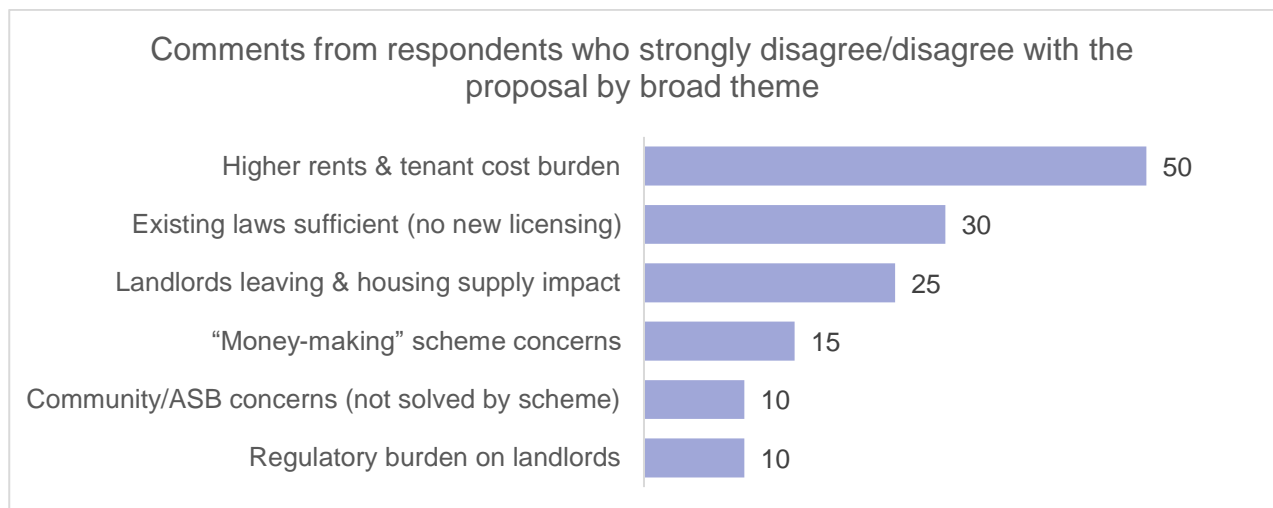
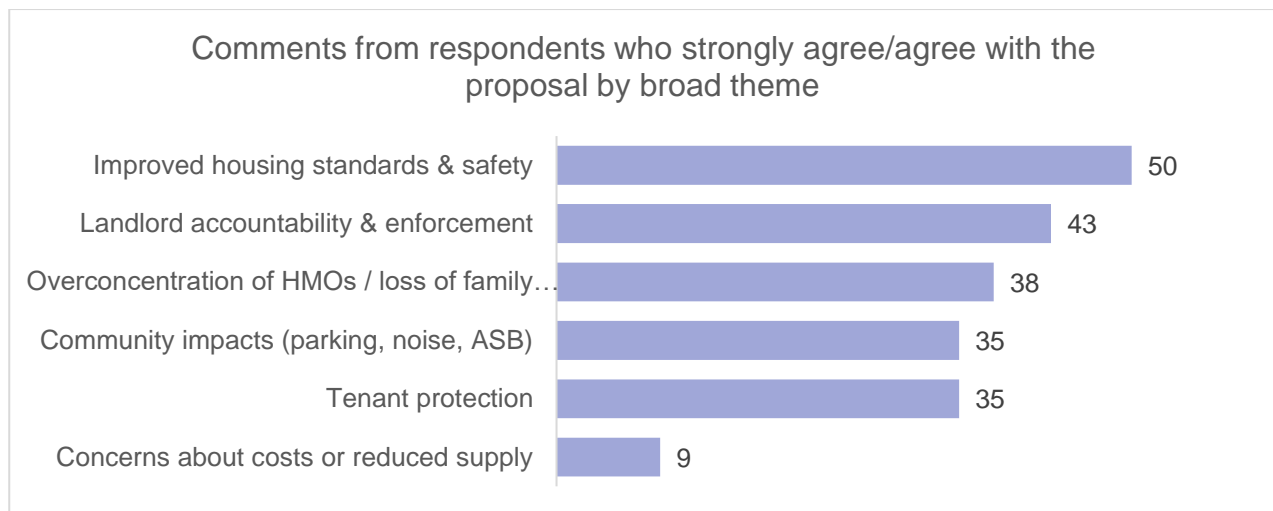


- 4.2 It is important to note that a number of respondents to the concurrent Article 4 consultation in respect of planning measures aimed at the control of HMOs also emphasised the need for additional licensing of small HMOs. For clarity, these are not included within the responses above to avoid the risk of double counting as it is recognised that some people may have responded to both consultations.
- 4.3 In addition to the survey results, 10 written responses were received from a number of organisations. 6 were in favour of the scheme and 4 were not.

4.4 Consultation Themes

The following graphics show key themes emerging from the consultation:

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4.5 Careful consideration has been given to the areas of concern in the attached consultation report at **Appendix B** and the Council’s commentary can be found at **Appendix C**. The table below provides some commentary and actions proposed as a result.

Table 1. Summary Response to Areas of Concern

Area of Concern	Comments	Actions
<p>Higher rents and tenant cost burden</p>	<p>Citizens Advice Telford and Wrekin and Trident group acknowledge supply sensitivity but report real, ongoing harm to tenants from poor conditions.</p> <p>The Renters’ Rights Act 2025 protects tenants from rental increases above market rent, allowing tenants to appeal rental increases via ombudsman.</p> <p>The Council has conducted research into this area and made a comparison of rents from 2022-2025 between upper tier local authorities in the West Midlands region with additional licensing schemes and those without, in order to establish if there was any evidence to show that additional licensing increases rent. The research showed that rental values had increased in Telford and Wrekin by an average of 19% between 2022 and 2025 compared to 22% in the West Midlands and 23% in England over the same period.</p> <p>Between 2022 and 2025 private rents increased in all upper tier local authorities in the West Midlands. Four Local Authorities had increases above the regional and national average. Two of these (Coventry and Birmingham) have implemented additional licensing, whilst two (Wolverhampton and Solihull) have not.</p>	<p>We will monitor if there is any increase in people presenting to the housing options team due to rent increases/loss of HMO accommodation.</p> <p>Through the additional support of the Landlord & Tenant Coordinator we will ensure tenants are aware of their rights under the Renters Rights Act which will limit when/how landlords can increase rents. The Tenancy Intervention Officer will work with tenants and landlords to seek to sustain accommodation.</p>
<p>Existing laws sufficient - additional</p>	<p>None of the existing or new laws require proactive inspection of property.</p>	<p>TWC to report back through the annual Better Homes for All Cabinet</p>

<p>licensing is not needed</p>	<p>West Mercia Police and Shropshire Fire & Rescue describe a lack of visibility and inability to intervene proactively where HMOs are unknown.</p> <p>Citizens Advice Telford and Wrekin report tenants who approach them for help are too afraid to complain to the Council. As a result, and to remove the reporting burden from tenants who are facing housing / landlord problems, there is a need for proactive measures allowing intervention as needed</p>	<p>Report; how many HMOs have been brought up to standard via additional licensing.</p> <p>The Council's Communities Scrutiny Committee will be asked to consider the outcome of the implementation of additional licensing after the first 12 months.</p>
<p>Landlords will exit the market which will reduce supply</p>	<p>Citizens Advice Telford and Wrekin, Trident and A Better Tomorrow support additional licensing whilst emphasising the importance of protecting supply.</p> <p>The Council has carefully considered the potential for additional licensing to impact the supply of HMOs which are an important element of housing stock.</p> <p>Whilst landlord responses include statements of intent by some landlords to withdraw from the market, the evidence submitted does not demonstrate that this would occur at scale or in a manner that would outweigh the anticipated benefits of improved safety, management standards and accountability.</p> <p>Anecdotal evidence from neighbouring authorities that have introduced additional licensing indicates that HMO numbers have not reduced.</p> <p>The consultation also indicates that a proportion of landlords are already compliant with existing standards and do not anticipate material impact as a result of licensing.</p>	<p>To mitigate this risk, the Council has incorporated a range of measures, including a time-limited early-application fee reduction of 10%,</p> <p>A phased implementation providing landlords with a 3-month period to mobilise before the scheme is implemented in August is proposed;</p> <p>Landlords will also be able to access a new, enhanced Landlord Support Programme (detailed below) providing advice/support to assist compliance and tenancy sustainment through a new Tenancy Intervention Officer.</p> <p>The Council will also monitor market behaviour, including potential impacts on homelessness presentations and housing supply, throughout the life</p>

Better Homes for All Update

		of the designation. This will be considered by Scrutiny and inform any future review of the scheme.
This is just a money making scheme	<p>The Provision of Services Regulations 2009 requires licensing schemes to be cost neutral and, importantly, to not generate a surplus. The fees have been proposed following an exercise supported by finance officers to reflect the anticipated costs associated with additional licensing.</p> <p>West Mercia Police, Shropshire Fire & Rescue Service and supported housing providers stress that effective protection requires adequate inspection and enforcement capacity.</p>	TWC will inspect every HMO prior to issuing a licence. Fees will reflect the cost of providing the service.
Community ASB is not solved by this type of scheme	<p>Police, Trident and support agencies report repeat ASB and safeguarding demand linked to unmanaged, unregistered HMOs with limited landlord engagement.</p> <p>Licensing proactively targets management failure.</p> <p>Local authorities that have implemented additional licensing have reported reductions in ASB when it is used as part of a multi-agency approach to community safety and cohesion.</p>	<p>Licensing ensures clear management standards, clearer landlord accountability and early intervention powers, it tackles key housing-related drivers of ASB (such as poor tenancy management, waste, noise and overcrowding) and complements wider community safety and policing tools.</p> <p>We will work to share intelligence with the police on joint operations where HMOs pose continued ASB issues.</p>
Regulatory Burden on Landlords	West Mercia Police and Shropshire Fire & Rescue Service evidence shows that effective targeting to address challenges associated with HMOs and	Landlord support package including Tenant Intervention Officer and Landlord, Tenant

	<p>improve conditions depends upon baseline visibility and minimum enforceable standards.</p> <p>Licensing formalises minimum standards that all HMOs should already meet and allows LAs to proactively monitor these without the need for occupants to complain.</p>	<p>Coordinator will provide advice and assistance to landlords.</p> <p>TWC to report back through annual Better Homes for All Cabinet Report and proposed involvement of Scrutiny, on property improvements made via licensing route.</p>
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5.0 Landlord Support Programme

5.1 To assist landlords in the immediate term the Council is proposing a 10% early bird discount on the 5 year fee for full and valid applications for additional licensing of HMO received between 20th May 2026 and 19th August 2026.

5.2 The Council already provides support to landlords and tenants through a Landlord & Tenant Coordinator who provides advice and signposting and, where appropriate, liaises with landlord and/or tenant and seeks to facilitate positive outcomes. Their role will continue and will be expanded to include support in relation to this proposed scheme if adopted and the Renters' Rights Act changes. It is recognised, however, that the full implementation of the Act – and additional licensing - will bring significant changes for landlords. In response the Council is launching a new, enhanced Landlord Support Programme linked with the Renters Rights Act and is proposing to incorporate measures to support landlords if additional licensing is implemented. The scheme will include:

- A new Tenancy Intervention Officer to provide landlords with support on a 'call before you serve' basis. This function will support landlords who are experiencing difficulties with tenants and who may previously have sought possession under Section 21. The role will seek to broker early intervention and resolution, including facilitating communication, signposting to appropriate advice and support, and helping both landlords and tenants to agree practical steps to sustain the tenancy where possible.
- Every HMO licence applicant will be allocated a dedicated technical officer to provide support with legal requirements.
- Inclusion on the Council website of template legal documents for landlords and tenants to download and links to other guidance and legislation

5.3 We will continue to work closely with the Wrekin Landlord Association and seek to develop the support programme where appropriate. We will also work with other

Council Services including Neighbourhood Coordinators and Town and Parish Councils, Ward Members and partners to ensure tenants are aware of the new Act, the additional protections this affords to tenants and communities and the range of support available from both the Council and other partners.

6.0 Implementation of Additional Licensing

6.1 Careful consideration has been given to all the comments received. In relation to the concerns of landlords who made up the predominant cohort not in support of the scheme, a number of enhancements to the Landlord Support Programme and discounted fee proposals have been introduced to mitigate some of these concerns. The comments made by tenants, and partner agencies such as the police, fire service and Citizens Advice Telford and Wrekin are compelling for the need for this scheme and for this to be borough wide. It is therefore recommended that additional licensing of small HMOs should be implemented on this basis. In the event that this proposal is adopted, the Council will monitor the implementation and impact of the scheme alongside other changes coming in through the Renters Rights' Act 2025, including ongoing engagement with WLA.

7.0 Licence Fees

7.1 The table below sets out the proposed new HMO licensing fees which are set out in more detail at **Appendix F**. Fees have been set in line with the Provision of Services Regulations 2009 which requires licensing schemes to be cost neutral. This includes **all** properties being inspected prior to the issue of a licence.

No of Occupants	Fee	Licensing Scheme
3 – 5	£1,522.42	Both 3 – 4 Additional 5 – Mandatory
6 – 12	£1,639.53	Mandatory
13 – 20	£1,756.65	Mandatory
21+	£1,873.77	Mandatory

7.2 A 10% early-bird discount will be applied to all full and valid additional licence applications received between 20th May 2026 and 19th August 2026. This is intended to support landlords to benefit from a transition period to comply with the licensing requirements.

7.3 From 20th August 2026, owners/managers (as defined in the Housing Act 2004) of HMOs that are operating without the appropriate licence may be subject to the full range of the Council's enforcement powers.

Renters Rights' Act 2025

8.0 Update to the Enforcement Policy

- 8.1 The Renters Rights' Act 2025 introduces reforms to the private rented sector in England and aims to provide greater security, fairness and transparency for tenants, while setting clearer rules for landlords.
- 8.2 Provisions include the abolition of Section 21 (no fault) evictions, the end of fixed-term assured shorthold tenancies and the introduction of rent controls.
- 8.3 Local authorities have a duty to enforce these provisions. From 1 May 2026, the principal tenancy and eviction reforms apply to both new and existing private tenancies in England. Further measures will be introduced on a phased basis from late 2026 onwards.
- 8.4 The new provisions introduced by the Renters Rights Act 2025 require an updated enforcement policy to include a new civil penalty matrix. The proposed updated Enforcement Policy is appended to this report (**Appendix G**)

9.0 Alternative Options

- 9.1 The Evidence Base Report attached to this report at **Appendix A** considered a suite of alternative options. This included the option of 'do nothing' which would result in the Council taking reactive enforcement action only which relies upon complaints being made. Whilst the Council already takes a robust approach, the absence of visibility of all HMOs means that it is not possible to take a reactive approach to all properties in which multiple households reside. It has already been seen that the current approach being taken by the council is not sufficiently tackling some of the challenges associated with HMOs. The option of area-based schemes was also considered, however it has been shown that there are HMOs and related concerns to their management, across the Borough. Evidence also indicates that focussing only on specific areas is likely to lead to displacement of HMO/poor practices to other parts of the Borough, does not provide consistent support or protection to all tenants of HMO and risks management standards and impacts on tenants and communities varying across the Borough.

10.0 Key Risks

- 10.1 There is a risk of landlords recharging the cost of the scheme in higher rents. However, research has shown that nationally, areas where additional licensing has been introduced have not seen an increase in rent levels disproportionate to areas that have not. The Renters Rights' Act 2025 introduced rent controls to safeguard tenants from this.

- 10.2 There is a risk of non-compliant landlords going further underground making experiences even more negative for tenants. To mitigate this, we will engage in a period of intensive tenant, landlord and managing agent awareness communications about the importance of ensuring landlords are licensed and the penalties for not doing do.

11.0 Council Priorities

- 11.1 The course of action being proposed in this report fulfils all Council priorities:

- Every child, young person and adult lives well in their community;
- Everyone benefits from a thriving economy;
- All neighbourhoods are a great place to live;
- Our natural environment is protected, and the Council is taking a leading role in tackling the climate emergency; and
- A community-focussed, innovative council providing efficient, effective and quality services

12.0 Financial Implications

- 12.1 The Ministry of Housing, Communities and Local Government (MHCLG) has confirmed New Burdens funding of £61k for Renters' Rights Act for 2025/2026 to help local housing authorities cover familiarisation costs and prepare for their new enforcement responsibilities, make necessary changes to IT systems for new data collection requirements, and recruit and deploy additional staff resource for private rented sector enforcement. There is further funding anticipated in 2026/27 of £108k which will be utilised to support the resources required to implement the Act.
- 12.2 The proposed fee levels set out in **Appendix F** have been calculated based on financial modelling to establish the operating cost of the proposed additional licensing scheme over a 5-year period and benchmarked against neighbouring authorities.

13.0 Legal and HR Implications

- 13.1 Section 56 (1) of the Housing Act 2004 enables a local authority to designate either the entirety of its district or an area within its district as subject to additional licensing in relation to Houses in Multiple Occupation (HMOs) specified in the designation and section 56(2) outlines what the authority must consider. Before making a designation, the authority must take reasonable steps to consult persons who are likely to be affected by the designation; and consider any representations

made in accordance with the consultation and not withdrawn. The evidence from the Council's Consultation is set out at **Appendix B**.

- 13.2 Section 57 of the Housing Act 2004, provides that the authority must ensure that any exercise of the power is consistent with the authority's overall housing strategy. Further, the Local Authority should not make a designation unless consideration has been given to whether or not there are any other courses of action available that might provide an effective method of dealing with the problem(s) and consider that making the designation will significantly assist in dealing with the problem or problems associated with HMOs. The report and evidence base set out the reasons why other options are not considered suitable for ameliorating the conditions within the private rented sector, specifically smaller HMOs.

The Council's approach is set out in various documents and strategies, some of which include:

- The Telford & Wrekin Housing Strategy 2025-2030 outlines the Council's commitment to expand, and improve, existing housing across the Borough including consideration being given to the introduction of additional licensing;
- The Long Term Empty Property Strategy, adopted in 2021, provides the framework for dealing with the various issues associated with long-term empty homes in the Borough, including ASB, crime and blight affecting neighbourhoods and community cohesion;
- The Homelessness Strategy, adopted in 2024, sets out how Telford and Wrekin Council and its partners across the statutory, community and voluntary sectors work together to prevent and tackle homelessness and rough sleeping in the borough. It is clear that the use of shared housing is essential in delivering these objectives;
- The Safer Stronger Communities project was established in 2021 to help residents feel safer in their homes and communities and;
- The Safer Telford and Wrekin Strategy 2024-2027 sets out the Community Safety Partnership's plan for tackling crime and anti-social behaviour. Setting additional safety standards in HMOs directly delivers these objectives.
- The Evidence base report attached as **Appendix A** discusses all other courses of action.
- Based upon the information available, the Council and partner agencies, supported by the outcome of public consultation, consider that additional licensing of smaller HMOs will significantly assist to improve property conditions, anti-social behaviour and criminality associated with HMOs.

- 13.3 Section 58 provides that the Council may confirm or refuse to confirm a designation as it considers appropriate, a designation of an area subject to additional licensing cannot come into force unless confirmed by the Council and comes into force on the date specified for this purpose by the authority and the

Better Homes for All Update

date must be no earlier than three months after the date on which the designation is confirmed (s58(4))

- 13.4 The revised enforcement policy sets out how the Council will use its powers from the Renters Rights Act 2025. They permit the Council to utilise enforcement powers to ensure compliance with the Act. Delegations to appropriate Officers has taken place in anticipation of the approval of the revised Enforcement Policy at a Directorate level.

14.0 Ward Implications

- 14.1 Additional Licensing of Houses in Multiple Occupation will impact on all areas of the Borough, by improving housing conditions in multi occupied properties and neighbourhoods.

15.0 Health, Social and Economic Implications

- 15.1 The links between housing and health are well known. While HMOs are a vital source of housing for many residents including some of our most vulnerable, poorly managed HMOs are linked with negative outcomes for residents, neighbourhoods and communities. Due to housing benefit reforms, low earning, young and single people are more likely to reside in HMOs. A lack of property management can have undesired impacts on such occupants.
- 15.2 Licensing of all HMOs in the Borough will set a consistent standard for all tenants living in such accommodation.

16.0 Equality and Diversity Implications

- 16.1 An equality impact assessment **Appendix H** has been undertaken demonstrating due regard to the Public Sector Equality Duty as required under s,149 Equality Act 2010.
- 16.2 The equality impact assessment also meets the duty set out in the Armed Forces Act 2021 as well as the Council's commitment to pay due regard to the needs of care-experienced individuals.

17.0 Climate Change, Biodiversity and Environmental Implications

- 17.1 Licence conditions will require all properties to have the correct minimum energy performance rating.

18.0 Background Papers

- 1 Additional Licensing Cabinet Report - 4 December 2025

19.0 Appendices

- A Additional Licensing and Article 4 Business Case December 2025
- B Additional Licensing Consultation Report May 2026
- C Telford and Wrekin Council Additional Licensing Consultation Commentary May 2026
- D HMO Licence Conditions May 2026
- E HMO Space and Amenity Standards May 2026
- F HMO Licence Fee schedule May 2026
- G Private Sector Housing Enforcement Policy May 2026
- H Equality Impact Assessment

20.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	09/04/2026	09/04/2026	KK
Legal	07/04/2026	08/04/2026	SH
Finance	09/04/2026	09/04/2026	AM