

Record of officer decision

Decision title:	Issuing of a civil penalty of operating an un-licensed House of Multiple Occupation (HMO) at: Honddu Close, Hereford, Herefordshire, HR2 7NY
Date of decision:	04 October 2019
Decision maker:	Environmental Health Service Manager
Authority for delegated decision:	Authority for the specified officer to take this decision is contained in the Economy, Communities and Corporate (ECC) Directorate scheme of delegation for Environmental Health and Trading Standards (EHTS) officers. Economy and Place Scheme of Delegation – Item 64.
Ward:	Red Hill
Consultation:	None
Decision made:	Issue Civil Penalty
Reasons for decision:	<p>The property is a licensable HMO due to the number of occupants. The authority are satisfied that:</p> <ul style="list-style-type: none"> • The house is providing living accommodation for a minimum of 5 people • The property does not have a HMO licence • No application has been received in relation to the property for a licence for a HMO • It is an offence to operate a licensable HMO without a licence. <p>In making the decision, the authority has referred to the Housing Act 2004, associated regulations and Herefordshire Council's published enforcement policy, along with the West Midlands Housing Enforcement Practitioners Group (WMHEPG) guidance on the use of financial penalties as an alternative to prosecution.</p>
Highlight any associated risks/finance/legal/equality considerations:	None.
Details of any alternative options considered and rejected:	Having reviewed in line with the Council's enforcement policy, the officer did not consider informal action appropriate in the circumstances.
Details of any declarations of interest made:	None.

Signed **Date: 04 October 2019**