

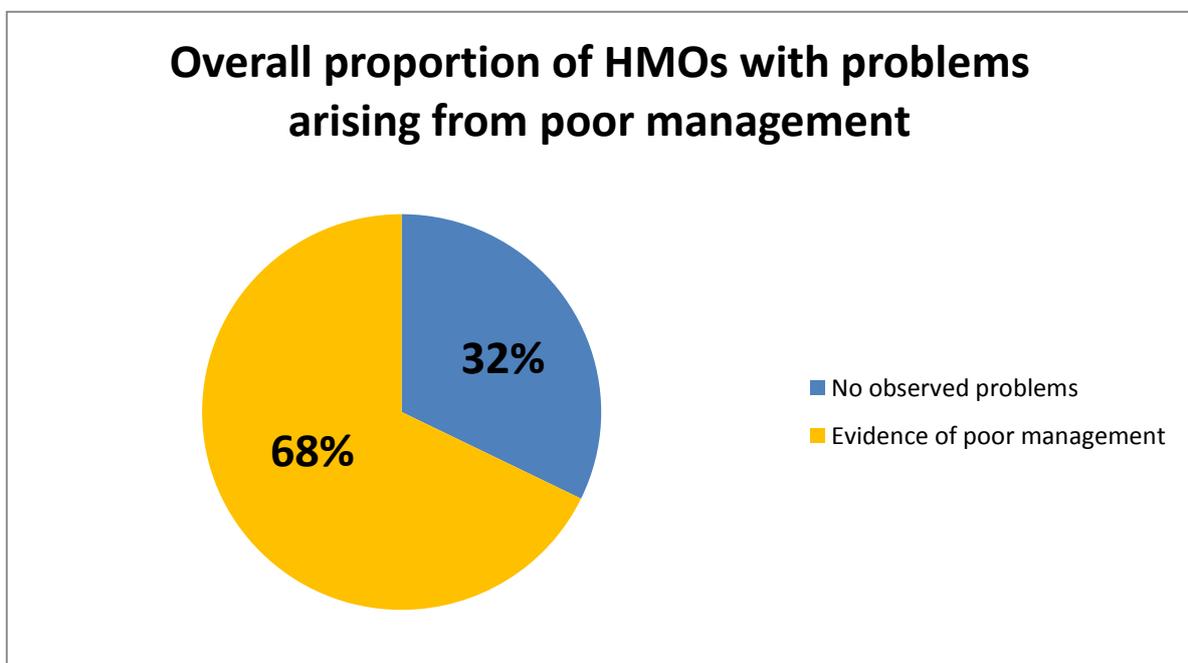
Surveys of shared housing (HMOs) in Caledonian Road and Holloway Road

In order to explore concerns about the condition and management of [HMOs](#) in these two roads the council conducted a programme of street surveys. Having removed all council and housing association properties from the full list of addresses, a sample of private properties was drawn on a one in three basis from the remaining addresses along both roads.

Surveyors collected first hand evidence of property conditions and interviewed tenants wherever possible to gain further insight into management practices.

Results

The survey work was carried out during the summer of 2014 and resulted in 292 private sector properties being surveyed in Caledonian Road and 346 private sector properties being surveyed in Holloway Road. Overall 208 (or just under a third) of the surveyed properties were found to be shared by multiple tenants (HMOs).



Of the 208 HMOs visited, surveyors found problems arising from poor management in 141 of the properties (68%). Those problems included:

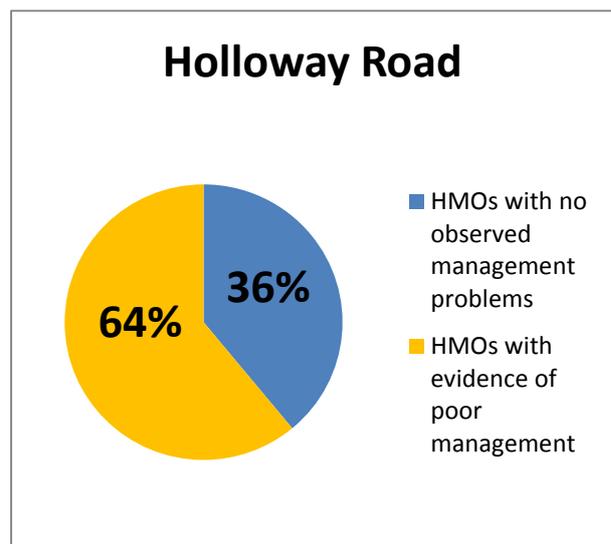
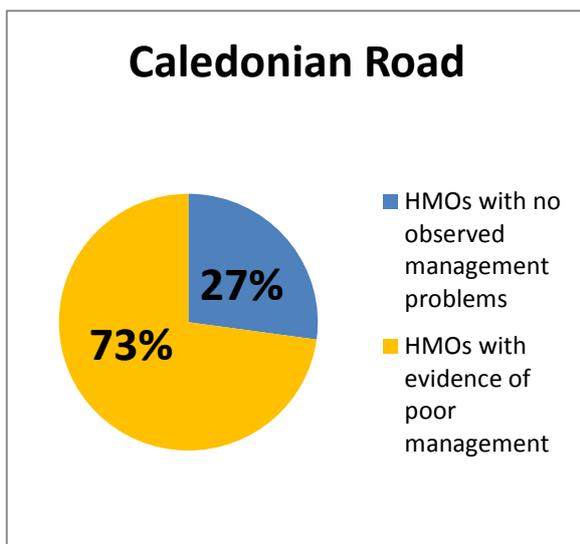
- fire alarm systems not working and not being subject to testing,
- older electrical installations not being tested and certificated
- badly maintained communal areas (dirty, worn carpets, missing light-bulbs, damaged flooring and staircases, missing handrails, broken doorbells and intercom systems)

- pest infestations particularly mice
- bicycles obstructing fire escape routes
- inadequate heating
- undersized box rooms being let
- gas safety certificates not issued to tenants
- contact details and emergency contact details not on display
- poor response to repair notifications/lack of service standards

These management failings are linked to a number of health and safety hazards, notably fire and electrical safety, excess cold, falls and poor domestic hygiene. The consequences of poor HMO management are very serious.

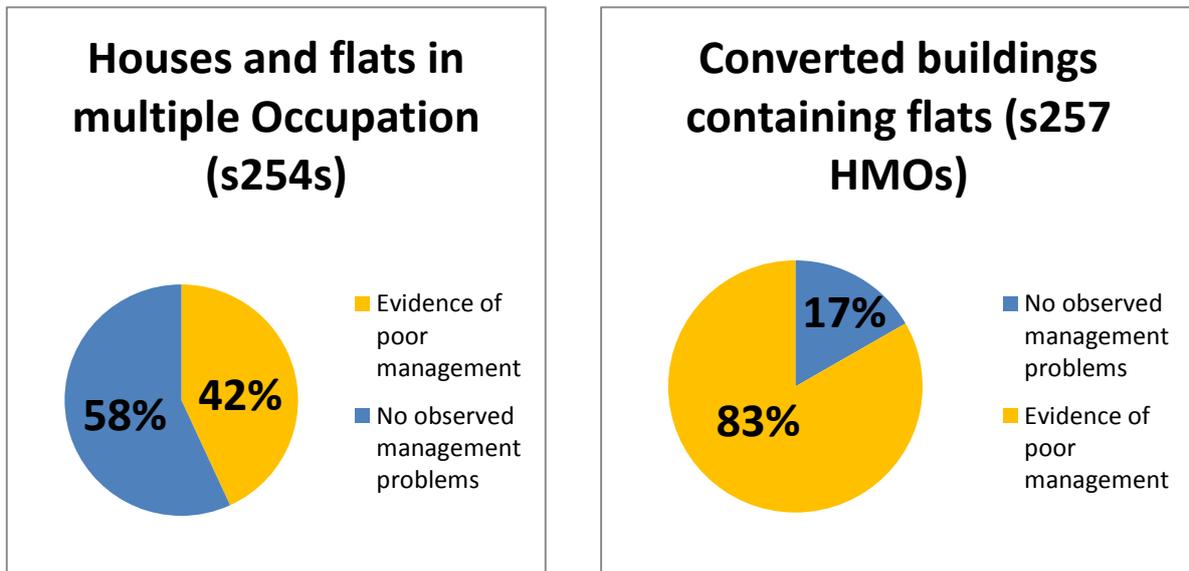
Proportion of poorly managed HMOs in each road:

The charts below show the proportion of poorly managed HMOs in each road. They show that evidence of poor management was found in around two thirds of the HMOs surveyed in each road.



Proportion of poorly managed HMOs by type:

Of the 208 HMOs visited, we found that 106 (51%) were houses or flats in multiple occupation ([known in law as s254 HMOs](#)) and 102 (49%) were converted buildings containing flats ([known in law as s257 HMOs](#)).



Of the houses and flats let as HMOs (s254 HMOs) we found clear evidence of poor management in 44 properties (42%). In the converted buildings containing flats 85 (83%) showed similar evidence of poor management.

The survey also revealed **six** HMOs whose owners were breaking the law by operating without a licence as required by the existing [mandatory licensing scheme](#).

Interpreting the Results

The survey results provide first hand evidence of the large number of properties in Caledonian Road and Holloway Road that have been converted for HMO use. They also provide a clear indication that the majority of these HMOs are showing the consequences of poor management.

Given the size of the sample and the number of properties surveyed in locations along the full length of both roads we are confident that the results provide an accurate picture of the number, type and condition of HMOs in Caledonian Road and Holloway Road.

Overall we estimate that there are around 900 HMOs in the two roads housing upward of 3,500 residents. The survey results indicate that more than 600 (68%) of these HMOs are likely to be poorly managed and are therefore more likely to suffer associated problems that impact on the health, safety and wellbeing of around 2,400 tenants.

Appendix 1

Table of Results:

Sample and basic results	Caledonian Road	Holloway Road	Total
Number of properties in sample	422	586	1,008
Number of properties surveyed (% of sample)	292 (69%)	346 (59%)	638 (63%)
Number found to be HMOs (% of surveyed properties)	81 (28%)	127 (37%)	208 (32%)
Number of HMOs located over a commercial property (% of HMOs surveyed)	46 (57%)	83 (65%)	129 (62%)
Types of HMO			
No of 257 HMOs (% of HMOs)	46 (57%)	56 (44%)	102 (49%)
No of 254 HMOs (% of HMOs)	35 (43%)	71 (56%)	106 (51%)
Evidence of poor management			
Number of HMOs found to be in breach of HMO management regulations	59	72	131
Number of HMOs breaching amenity standards	3	3	6
Number of HMOs with breaches of overcrowding	6	24	30
Number of HMOs with significant hazards (HHSRS category 1 hazards)	11	28	39
Overall number of HMOs poorly managed (% of HMOs poorly managed)	59 (73%)	82 (64%)	141 (68%)