



NI Houses in Multiple Occupation

Date: 28 September 2020

«Title» «Firstname» «Surname»
«Company_Name»
«House_Name_Or_Number» «Street_Name»
«Town»
«Postcode»

Dear «Title» «Surname»

Over the last few months the Council has been working on ways to allow us to share with you, issues which have come to our attention regarding your HMO property. The NIHMO unit will now seek to share with you, where appropriate, the following information –

1. details of Warning Notices, Fixed Penalty Notices and Abatement Notices served in respect of your HMO property concerning night time domestic/neighbourhood noise;
2. details of Warning Letters or Abatement Notices served in respect of your HMO property concerning day time domestic/neighbourhood noise;
3. details of Abatement Notices served in respect of your HMO property where a statutory nuisance has been established as a result of the accumulation of rubbish which may/has attract vermin;
4. details of Litter Clearing Notices and Fixed Penalty Notices served in respect of your HMO property concerning litter and waste; and
5. details of Covid-2 Prohibition Notices which Council have been advised of by the PSNI in relation to your HMO property

On receipt of the aforementioned information, or on receipt of a complaint from any other source, you must maintain a register of such complaints together with notes about how you and/or your managing agent dealt with the problem. The Council understands that those steps must be proportionate to the issue which has arisen whilst having regard to the impact of the anti-social behaviour on neighbours and the wider community.

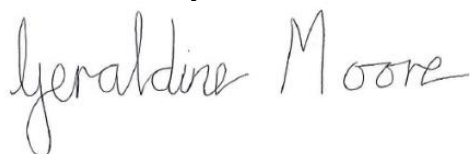
Where these issues are not satisfactorily addressed the Council may have to consider whether to vary your licence to include specific conditions to deal with anti-social behaviour. If there are persistent problems at your property the Council may have to assess whether you and/or your managing agent continue to meet the fit and proper person test as set out in Section 10 of the Houses in Multiple Occupation Act (Northern Ireland) 2016. This requires the Council to have regard to

- any anti-social behaviour engaged in by the owner and managing agent,
- the owners and managing agents conduct regarding anti-social behaviour engaged in by the occupants whilst in the HMO or the curtilage of the HMO, and
- the owners and managing agents conduct regarding anti-social behaviour adversely affecting the occupants of the HMO.

The Council hopes that it will not be necessary to pursue the formal powers that it has in relation to your licence and is committed to working with HMO owners and managing agents to improve the living experiences for HMO occupants and their neighbours and we believe the sharing of this information is an important step in that regard.

Should you have any queries please do not hesitate to contact the NIHMO Unit.

Yours sincerely

A handwritten signature in cursive script that reads "Geraldine Moore". The signature is written in black ink and is positioned below the "Yours sincerely" text.

Geraldine Moore
Senior Case Officer