

EXECUTIVE DECISION

made by a Cabinet Member



REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER

Executive Decision Reference Number – HCD03 25/26

Decision				
1	Title of decision: HMO Standards 2026 (Housing Standards)			
2	Decision maker: Councillor Chris Penberthy (Cabinet Member for Housing, Cooperative Development and Communities)			
3	Report author and contact details: Christian Hackney (Technical Lead – Housing Standards) Christian.hackney@plymouth.gov.uk			
4	Decision to be taken: I. To approve the HMO standards 2026 (Housing Standards)			
5	Reasons for decision: I, To ensure that the standards remain current and clarify some areas within the standards.			
6	Alternative options considered and rejected: I. Keep the current HMO standards. This was rejected as there were updates that needed to be made and clarification to kitchen facilities for the number of tenants living at an HMO property.			
7	Financial implications and risks: There are no additional costs as enforcement of this policy will be absorbed into the existing resource of the Housing standards Team.			
8	Legal Implications: There are no additional legal implications.			
9	Is the decision a Key Decision? (please contact Democratic Support for further advice) Please type an X into the relevant boxes	Yes	No	Per the Constitution, a key decision is one which: in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1 million annually is significant in terms of its effect on communities living or working in an area
			X	
			X	
		X		

				comprising two or more wards in the area of the local authority.
	If yes, date of publication of the notice in the Forward Plan of Key Decisions	N/A		
10	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	<p>Corporate Plan</p> <p>Democracy, responsibility, Fairness and cooperation.</p> <p>There have been queries raised recently with regards to some sections of the HMO standards by landlords as well as some Officers. These queries have been taken into consideration and amended where needed to ensure that they are easy to follow and to ensure there is an expectancy that people living within licenced HMO's in the Plymouth area are able to live in a safe environment.</p> <p>With the small minority of Landlords that do not comply with the HMO standards we are able to take action to enforce the non-compliance of the HMO standards.</p> <p>The policy is part of a toolkit of policies aimed at securing improvements to licensable HMO's within the city to improve our citizens' health and wellbeing. This will support the Corporate Plan; The HMO standards help to improve housing quality in Plymouth to allow tenants to enjoy a greater quality of life.</p>		
11	Please specify any direct environmental implications of the decision (carbon impact)	There is no anticipated direct environmental impact.		
Urgent decisions				
12a	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)
	Please type an X into the relevant box	No	X	(If no, go to section 13a)
12b	Reason for urgency:			
12c	Scrutiny Chair Signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				

13a	Are any other Cabinet members' portfolios affected by the decision? Please type an X into the relevant box	Yes		
		No	X	(If no go to section 14)
13b	Which other Cabinet member's portfolio is affected by the decision?	N/A		
13c	Date Cabinet member consulted	N/A		
14	Has any Cabinet member declared a conflict of interest in relation to the decision? Please type an X into the relevant box	Yes		If yes, please discuss with the Monitoring Officer
		No	X	
15	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Strategic Director Adults, Health and Communities	
		Date consulted	07 October 2025	
Sign-off				
16	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS49 25/26	
		Finance (mandatory)	OW.25.26.087	
		Legal (mandatory)	CM 11.11.2025 4035	
		Procurement (if applicable)	N/A	
		Corporate property (decisions involving Council owned land or facilities) (if applicable)	N/A	
		Human Resources (if applicable)	N/A	
Appendices				
17	Ref.	Title of appendix		
	A	Briefing report for publication		
	B	Equalities Impact Assessment		
	C	Climate Impact Assessment		
	D	HMO Standards 2025 final version		
Confidential/exempt information				
18a	Do you need to include any confidential/exempt information?			If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for

	Please type an X into the relevant box	No	publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in 18b below. (Keep as much information as possible in the briefing report that will be in the public domain)					
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title:							
Background Papers								
19	Please list all unpublished, background papers relevant to the decision in the table below. Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act (2010) and those who do not. For further details please see the EIA attached.							
Signature		Date of decision						
Print Name	Councillor Chris Penberthy							