

Why are HMOs a problem in Camden?

Camden sits at the heart of the world's most vibrant city and as such is a popular place to live. With house prices beyond the reach of many, the number of households renting privately has grown rapidly in recent years and even poor quality accommodation can be rented out easily.

We believe all our residents deserve access to a decent quality place to live, but in a recent online survey less than half of private renters in Camden said they are satisfied with the overall quality of their home. With a third of households living in the private rented sector, it is our ambition that those households don't get left behind and are able to enjoy security, decent living conditions and feel empowered to assert their rights when things are not up to standard. At the same time, we want to enable landlords to provide a quality service and run a successful business.

Historically, Camden has licensed just under 300 larger HMOs (three or more storeys high with five or more occupants) under the Mandatory Licensing scheme. We anticipate another 5,000 to 8,000 properties will come under the new additional licensing scheme.

Good quality HMOs can provide a decent and affordable place for Camden residents to live. With rising rents, an increasing number of renters are having to share properties in a variety of ways, for example shared flats and houses, bedsits and small studios. However, the Council is aware that this accommodation can be badly managed causing problems for the occupants as well as those living nearby.