

Public Consultation

Proposal to Re-declare Plasnewydd as an Additional HMO Licensing Area

CARDIFF
CAERDYDD

Executive Summary

Proposal to Re-Declare Plasnewydd as an Additional HMO Licensing Area (2026–2031)

Cardiff Council is consulting on the proposal to re-declare the Plasnewydd ward as an **Additional Houses in Multiple Occupation (HMO) Licensing Area** for a further five years.

What the Scheme Does
Additional HMO Licensing extends HMO licensing requirements beyond the national mandatory licensing regime. It would apply to rented properties occupied by **three or more people forming two or more households.** The scheme enables the Council to inspect and regulate a large proportion of smaller HMOs that would otherwise fall outside Mandatory HMO Licensing.

Achievements in the 2021- 2025 Additional Houses in Multiple Occupation (HMO) Licensing
A Plasnewydd Additional HMO Licensing Scheme has been in operation since 2014 and has delivered measurable improvements in housing standards and management.
In the 2021-2025 scheme:

- **878 additional HMO licences** have been issued
- All properties submitting valid applications were inspected, with **84% requiring improvement works** before meeting required standards.
- **72.8% of licenced properties** are now confirmed as meeting required standards.
- Category 1 housing hazards reduced by **38.8%**, reflecting significant improvements in resident safety.
- Properties requiring fire safety improvements reduced by **76.4%**.

The scheme has also improved landlord accountability, strengthened management standards, increased property security, and supported wider initiatives relating to waste management and anti-social behaviour.

Why Further HMO Licensing is Needed
Despite progress, evidence shows that significant housing and environmental challenges remain in Plasnewydd:

- Approximately **75% of HMOs in the ward fall outside Mandatory HMO Licensing** and would not otherwise receive proactive inspections.
- Plasnewydd is Cardiff's second-highest concentrations of private rented sector homes, with **5,330 registered rental properties**.
- During the 2021–2025 scheme, **14% of all housing enforcement complaints** received in Cardiff originated from the Plasnewydd ward.
- More than **23% of inspected properties under the scheme required fire safety improvements**, while 261 properties were identified as having significant excess cold hazards.
- Waste management, pest control and neighbourhood environmental concerns remain disproportionately high compared with other areas of Cardiff.
- Analysis suggests that some HMOs remain unidentified or unlicenced, indicating continued need for proactive enforcement and inspection activity.

Proposed Benefits of Re-Declaration

Re-declaring the scheme would:

- Continue improving housing conditions and tenant safety.
- Reduce fire risks, excess cold and other housing hazards.
- Improve landlord compliance and property management standards.
- Enhance property security and reduce burglary risks.
- Support joint working on waste management, pest control and environmental quality.
- Promote fairness by ensuring all HMO landlords meet consistent standards.
- Deliver ongoing benefits for tenants, residents and the wider community.

The Council is keen to ensure that all tenants in the city live in properties that are well managed, warm, safe and secure. Within the private rented sector, the Council has powers to ensure that shared houses meet certain standards and can make the landlords/agents comply with specific requirements.

Public Consultation

Proposal to redeclare Plasnewydd as an Additional HMO Licensing Area

The Council has powers to license certain types of properties across the City known as HMOs (Houses in Multiple Occupation) and has used these powers to extend the types of dwellings that can be licensed in the Plasnewydd Ward under an Additional Licensing Scheme. The Scheme runs for a period of 5 years, after which the Council must re-declare the area as an Additional Licensing area. The current Scheme expired on the 31st December 2025 and the Council are now considering whether to re-declare the area for a further 5 years (See Appendix 1 for the area concerned). In doing so, the Council is asking those with an interest in the area for their views.

This document explains the Council's intentions with regard to the proposed Scheme, the relevant legislation, the research undertaken to inform the proposals and also how the Scheme has worked in practice and the benefits it can bring.

The Council therefore invites comments in response to this consultation from tenants, residents, local businesses, landlords and agents. This can be done by completing one of the online surveys below.

Surveys

- Landlord Survey Arolwg Landlordiaid - Landlord Survey – Fill out form
- Tenant Survey Arolwg Tenantiaid - Tenant Survey – Fill out form
- General Public Survey Arolwg Cyhoeddus Public Survey – Fill out form
- Stakeholder Survey Arolwg Rhanddeiliaid - Stakeholder Survey – Fill out form
- If help is needed to access the survey email SRSHMOConsultation@valeofglamorgan.gov.uk

The consultation closes on – 31st December 2026

Date of issue: 29th October 2026

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

Introduction

Cardiff Council has a duty to enforce Part 2 of the Housing Act 2004 which regulates standards in private sector rented accommodation and has, since its implementation in 2006 undertaken a Mandatory Licensing Scheme for all HMOs across the City, and since 2014 operated an Additional Licensing Scheme in the Plasnewydd ward. The Plasnewydd Scheme extended the scope of the legislation to cover a wider range of property types.

Physical and management standards in HMOs can often be low, and the aim of the licensing regime is to ensure that the poorest and highest risk properties in the private rental market meet the legal standards and are properly managed to provide greater protection to the health, safety and welfare of the occupants of this type of property.

The Council acknowledges the contribution that the private rented sector makes to the authority's housing stock and recognises that most landlords want to co-operate with the Council and that many properties are well managed and in a satisfactory condition. However, some landlords are unaware of standards required and tenants live in unsafe accommodation. The Council's licensing powers provide greater protection on issues of health, safety and welfare of the people living in HMOs.

Since the declaration of the first 'Additional Houses in Multiple Occupancy Licensing Scheme' in Plasnewydd in 2014, the Schemes have been successful in capturing HMOs that would not have been licensed and inspected under the Mandatory Houses in Multiple Occupation Licensing Scheme.

Date of Scheme	Number of licences issued
Nov 2014 – Oct 2019	841
Jan 2021 – Dec 2025	878

A large number of these properties have been improved and brought up to standard. The current Scheme expired on the 31st December 2025 and the Council is considering the re-declaration of the Plasnewydd Scheme for a further 5 years.

Legislation

The Housing Act 2004 changed and improved the way in which Houses in Multiple Occupation (HMOs) are regulated. It came into force on 30 June 2006 and introduced a Mandatory Licensing Scheme for certain Houses in Multiple Occupation.

The definition of a HMO is technically complex and varies between those licensable under the Mandatory Scheme and those licensable under the Additional Licensing Scheme in Plasnewydd. In basic terms however, the following definition applies:-

A **Mandatory HMO Licence** applies to houses in multiple occupation that have 3 storeys or more and 5 or more occupants who do not form a single household.

This applies across the whole of Cardiff and can include shared houses and houses split into bedsits, or a mixture of flats and bedsits.

Mandatory licensing requires that these larger HMOs must be licensed with the aim of ensuring that they have the amenities and facilities for the number of occupants and to ensure they are well managed by "fit and proper persons". A licence specifies the maximum number of people who can live in the HMO and includes specific standard conditions which apply to every licence including fire safety, space standards and amenities.

The aim of the legislation is to improve management, amenity, safety standards and tackle antisocial behaviour improving living standards and communities and gives local authorities discretionary powers to extend the scope of HMO Licensing by way of implementing an Additional Licensing Scheme to meet the needs of their locality if there is considered a need. Recognising that certain areas of the City were not adequately protected by the Mandatory licensing regime and were displaying a range of common problems, the Council used these additional powers to extend the licensing regime to other categories of property in the Plasnewydd area.

An **Additional HMO Licensing Scheme** extends the scope of licensing to cover most rented property with 3 or more occupiers who form 2 or more households regardless of how many storeys the property has. Each Scheme runs for a period of 5 years, at the end of which, the Council are required to re-declare the Additional Licensing Scheme.

This currently applies to the Cathays area, and in the recently expired Plasnewydd area, and can include shared houses and houses split into bedsits, or a mixture of flats and bedsits.

Additional Licensing does not apply to or affect properties that are licensable under the Mandatory Licensing Scheme above and does not include owner occupiers with up to 2 tenants living in their property.

The following property types are classed as HMOs under the Additional Licensing Scheme.

- An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet.
- A house which has been converted entirely into bedsits or other non self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities.
- A converted house which contains one or more flats which are not entirely self-contained (i.e. the flat does not contain within it a kitchen, bathroom, and toilet) and which is occupied by 3 or more tenants who form two or more households.
- A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on a standard occupation contract.
- In order to be an HMO, the property must be used as the only or main residence of the tenants, and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

The Council has the right to obtain information to identify and target any HMOs that pose the greatest risk to safety. The Housing Health and Safety Rating System (HHSRS) enables the local authority to take action to reduce the likelihood of death and serious injury from fire and other hazards within the private rented sector.

How Additional Licensing Works

Anyone who owns or manages a HMO that falls within the Additional Licensing Scheme needs to apply to the Council for a Licence. The Council must give a licence if it is satisfied that:-

- The HMO is reasonably suitable for occupation by the number of people allowed under the proposed licence.
- The proposed licence holder is a "fit and proper" person
- The proposed licence holder is the most appropriate person(s) to hold the Licence.
- The proposed manager, if not the licence holder is a "fit and proper" person.
- The proposed management arrangements are satisfactory.
- The person involved in the management of the HMO is competent.
- The appropriate licensing fee is paid.

The Council can refuse to issue a Licence if the above requirements are not met. Landlords can appeal against decisions by the Council to refuse a licence, to attach conditions to a licence, to revoke a licence or to vary a licence. Appeals will be heard by the Residential Property Tribunal and must be lodged within 28 days of the Council's decision.

Fees

The Council currently charges each landlord a licensing fee per property for a licence under the Scheme which is valid for a period of 5 years. This fee covers the cost of administration, issuing of licences, accompanying documents, inspections, enforcement and monitoring of properties. In line with best practice the Council regularly reviews its fee structure, and a review of all licensing fees is scheduled for 2026/2027.

The Council recognises that licensing places additional costs and administrative requirements on landlords. However, it considers these proportionate in light of the evidence of continued housing management and safety issues.

Benefits of Additional Licensing in the Plasnewydd Ward

The "Additional Houses in Multiple Occupancy Licensing Scheme" was introduced in Plasnewydd in November 2014 and ran for 5 years. A second scheme was redeclared in January 2021 and ran for a further 5 years expiring in December 2025.

The purpose of the Additional HMO Licensing Scheme is to improve the standard of rented property within the Plasnewydd area whilst also aiming to tackle wider community issues such as waste, antisocial behaviour, energy efficiency and property security by implementing licence conditions for each property and using the Housing Health and Safety Rating System. When introduced it was anticipated that the following benefits would be secured for tenants, the Plasnewydd area in general and other Council services.

- **Improvements to the quality of accommodation** will be secured by licensing conditions including means of escape from fire, additional security measures and improved energy efficiency.
- **Improvements to Health & Safety** will be secured by ensuring gas and electrical installations are safe and there are no hazards in the property.
- **Improvements to the management** of HMOs by ensuring that landlords are aware of their responsibilities through training and that ongoing management standards are maintained.
- **Sustainable improvements to the "street scene"** by requiring suitable waste storage facilities.
- **Targeted localised action** by increasing presence and regularly visiting HMOs, it is likely that a more long-term sustained improvement to overall property conditions and neighbourhood environments will occur.
- **Consistent approach to Tenancy Management & Property Conditions** for tenants living within the area. Licensed properties will abide by a common set of conditions controlling property maintenance and tenancy management.
- **Eradication of bad landlords –** Those landlords who are not "fit and proper", e.g. with a criminal record or bad housing track record cannot hold a licence.

What the Scheme has achieved to date

Improvements to the quality of accommodation

- The 2021-2025 Scheme successfully licensed an additional 878 properties that would otherwise fallen outside of the Mandatory HMO licensing scheme. This equates to 75% of the Plasnewydd's currently identified HMOs. Prior to the implementation of the Additional Houses in Multiple Occupancy Scheme, these additional properties would not have been subject to an inspection unless a complaint had been received.
- All HMOs where a valid application under the 2021–2025 scheme was received were inspected. Of those inspected, 84% required specific works to be completed as a condition of the licence.
- Currently 72.8% of the additional properties are confirmed as up to standard, including those that were compliant on application and those as a result of the licensing process. This is an increase in the number that were compliant at the end of the first scheme in 2019.
- During the 2014–2019 scheme, 1,458 notices were served on HMOs within the Plasnewydd ward. This figure reduced to 168 notices during the 2021–2025 scheme. There was a change in the way informal improvement notices were recorded in the 2021-

2025 scheme that makes it difficult to compare datasets. However, anecdotally officers advise the level of works required have reduced across Plasnewydd and there has been an increase in the standard for some properties that have had licences renewed.

- Additional levels of security are required for properties licensed under the Scheme. In the 2014-19 scheme 521 properties were identified as requiring security measures to be improved. In the second scheme this dropped to 108 properties, with 94% of these properties now having measures in place.
- 261 properties were identified to have defects resulting in a hazard of excess cold during the 2021 – 2025 scheme, of which 16% have been confirmed as now complied.
- 97 properties were identified as lacking or having disrepair to their amenities during the 2021-2025 scheme. This compares to 402 properties in the 2014-2019 scheme. Highlighting the scheme has secured improvements in relation to amenities since the scheme was first introduced.

Improvements to health and safety

- All applications made for a Licence must be accompanied by up-to-date gas and electrical certificates showing that appliances and electrical installations are in a satisfactory condition.
- Inspections undertaken following receipt of applications includes checks against the Housing Health and Safety Rating System (HHSRS) which enables action to be taken to improve or remove hazards in the property. During the 2014-2019 scheme 498 category 1 HHSRS hazards were identified, with 31% relating to excess cold and 14% relating to falls. In the 2021-2025 scheme, this number has dropped to 305 hazards, a 38.8% decrease in hazards identified and an improvement in the overall safety of HMOs as a direct result of the schemes.
- 743 properties required improvements in relation to fire safety during the first 5 years of the Scheme. This dropped to 175 properties in the second scheme. A 76.4% decrease, demonstrating a significant improvement in the fire safety of these properties.
- During the first scheme a total of 34 Prohibition Orders were served in Plasnewydd to address the most serious hazards and unsafe accommodation. This figure has dropped to 7 during the 2021- 2025 Scheme. A 79% decrease and again evidence the scheme is having a significant impact on improving the property standard and safety in Plasnewydd.
- During the latest 2021-2025scheme, 885 hazards were identified in properties inspected in Plasnewydd, of which 305 were 'significant' or Category 1 hazards. Of the 885 hazards identified, 70.7% have been resolved by the landlord completing remedial works following our inspections.

Improvements to the management of HMOs

- When the Plasnewydd Additional HMO Licensing Scheme was introduced, landlords were required as a condition of the licence to complete training and accreditation under the Landlord Accreditation Scheme. Since November 2015, this Scheme was replaced by requirements under the Housing (Wales) Act 2014 which required certain landlords and agents to be trained as part of the licensing process administered by Rent Smart Wales.
- On application for a HMO Licence, checks are made to establish if applicants are appropriately licensed or registered to ensure compliance. This ensures the standard of management is improved.

- Rent Smart Wales data shows within Plasnewydd, there are 5,842 properties registered. All of these properties with either have a registered landlord and an Agent that manages the property that has completed training, or a landlord that has a RSW licence and carries out management activities. Of the registered stock, 29.8% are managed solely by the landlord, with 53.8% managed by Agents and 16.4 % as a mixture of both.
- Data is not available at ward level, however, since 2018, RSW has revoked 161 landlord and agent licences due to breach of their licence.

Sustainable improvements to the "street scene"

- Standard licence conditions contain comprehensive requirements regarding the landlord and tenant's responsibility for storing and presenting refuse and recycling waste. Specific improvement requirements are also included on the licence conditions where a property is found not to be comply with these waste management standards.
- Joint initiatives between the Council and the Students Unions such as "Love when you leave" campaigns encourage proactive personal responsibility for students when dealing with their end of term waste.
- The Council's Waste Management Team has a constant presence in the Plasnewydd area and participate in a number of student campaigns and events to promote responsible presentation of waste. Furthermore, the team undertake enforcement activities to tackle those that don't comply with waste management requirements.

Targeted localised action

- The increased presence within the Plasnewydd area has assisted in identifying additional properties that require licensing such as those licensed under the mandatory scheme which has increased from an initial 232 in 2014 to 294 currently.
- Licence conditions contain requirements for the licence holder to take reasonable steps to control noise and antisocial behaviour arising from their property and to co-operate with the Council in order to eradicate such behaviour.
- The Scheme has secured the licensing of 1172 properties. Prior to the Scheme's implementation this was estimated to be 2000 properties. Work in the 2014-2019 scheme identified approximately 400 properties that did not require a licence due to the property being converted to relevant building standards or its occupancy had changed. During the 2021-2025 scheme the number of properties identified as exempt dropped to 38, indicating the initial work to identify HMOs had worked.

Consistent approach to Tenancy Management and Property Conditions

- Each Licence issued contains a set of licence conditions that control property maintenance and tenancy management which landlords must abide by.

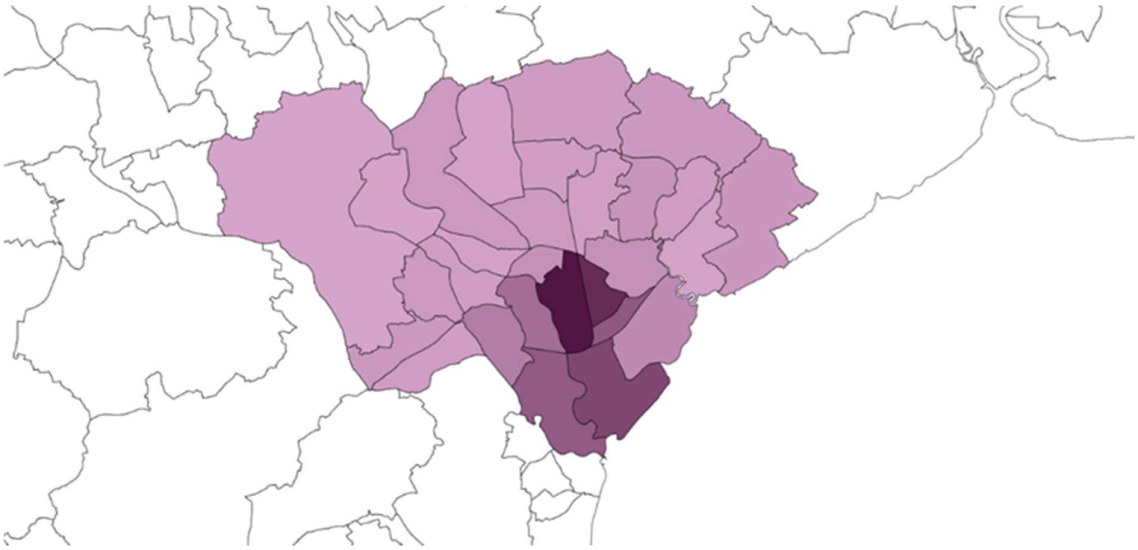
Eradication of bad landlords

- 13 prosecutions have been instigated on landlords of properties in the Plasnewydd area for failure to obtain a licence for a property, breach of management regulations and failure to comply with notices, including Prohibition Orders. This sees an increase, when the first scheme saw 8 prosecutions instigated in Plasnewydd.
- 9 Emergency Prohibition Orders and Prohibition Orders have been served over the last scheme in Plasnewydd.

- Landlord training mentioned above assists in educating landlords and improving standards and removing those who do not manage properties in accordance with RSW licence conditions.

Private Rented Sector in Plasnewydd

The number of private rented sector properties in Cardiff have increased over the last 5 years. Data from Rent Smart Wales indicates the number of rental properties is increasing, but the number of landlords responsible for those properties is decreasing. The data also shows there is a high percentage of rental properties in Plasnewydd.



In Plasnewydd, the Rent Smart Wales data shows there are 5,330 rental properties registered in the ward, or 12.93% of the ward's properties. This makes Plasnewydd the second highest ward with Private Rented Sector in Cardiff after Cathays.

Not all of these properties will be HMOs. The Rent Smart Data captures number of bedrooms on their application form. This indicates Plasnewydd's rental stock profile as either 1 bedroom properties or have 5 or more bedrooms suggesting the mainly pre 1919 terrace stock is either split into smaller units or used as larger multiple occupied units.

Number of bedrooms in Rental Property	Cardiff	Plasnewydd
1	32.7%	45.8%
2	34.46%	24.9%
3	19.17%	11.5%
4	6.5%	6.7%
5 or more	7.08%	10.99%

Through the Mandatory Houses in Multiple Occupancy Licensing scheme and the previous Additional Houses in Multiple Occupancy Licensing schemes, the Council have identified and issued the following Licences in Plasnewydd.

	2014-2019	2021-2025
Mandatory	232	294
Additional	841	878
Total	1079	1172

This data shows there has been an increase of 9.2% in the number of HMO licence issued over the last 5 years.

Analysis of the 'type' of applications received in the Jan 2021 to Dec 2025 scheme showed 31.1% of application received were from new applicants. A new application is required where a property has not been previously licenced, or the ownership has changed.

Planning application data also indicates that the number of HMOs are increasing in the area with more approved than lost in the last 10 years. The data shows Plasnewydd has the second highest number of applications received and approved in the City.

	APPLICATIONS TO GAIN AN HMO		
	APPROVED	REFUSED	TOTAL
Adamsdown	**25**	2	**27**
Birchgrove	**2**	0	**2**
Butetown	**2**	0	**2**
Canton	**12**	0	**12**
Cathays	**164**	30	**194**
Fairwater	**1**	0	**1**
Gabalfa	**16**	2	**18**
Grangetown	**16**	5	**21**
Heath	**6**	0	**6**
Leckwith	**1**	0	**1**
Llandaff North	**1**	0	**1**
Llanishen	**1**	0	**1**
Pentwyn	**1**	0	**1**
Penylan	**1**	0	**1**
Plasnewydd	**60**	8	**68**
Pontprennau	**1**	0	**1**
Riverside	**10**	0	**10**
Splott	**17**	2	**19**
Trowbridge	**0**	0	**0**
Whitchurch	**1**	0	**1**
TOTAL	**338**	49	**387**

Why the Scheme is still needed

- 3 in 4 HMOs licensed in Plasnewydd fall outside the mandatory HMO Licensing scheme. These HMOs would not have been subject to regular inspections unless a complaint was received. The Additional Houses in Multiple Occupancy Scheme provides a mechanism to enable these HMOs to be inspected and property standards checked.
- Inspections carried out during the 2021–2025 scheme showed that the additional HMO Licensing scheme is essential for improving housing standards, with 84% of licences issued during this scheme requiring specific works to bring properties up to the required standard. Approximately 4 out of 5 properties requiring works, indicating that standards are not maintained.
- The level of compliance following an inspection has increased in the 2021-2025 scheme, with 72.8% of those properties needing improvement now meeting the required standard. Evidence that active enforcement in the area is required to achieve compliance.
- During the most recent additional licensing scheme, 14% of all complaints received by the SRS Housing Enforcement Team in Cardiff came from the Plasnewydd area. This made it the second-highest area for complaints after Cathays.
- Data on Housing Notices served in Cardiff by SRS show that 10.9% of all statutory Housing Notices were issued in Plasnewydd, making it the second-highest area after Cathays.
- HMO licensing inspection outcomes, Service Request and Housing Notice data show that the private rented sector in Plasnewydd still needs focused, proactive work to bring properties up to a safe and acceptable standard.
- Reported crime statistics for Cardiff show that in 2025 there were 352 burglaries in Plasnewydd. This was the second-highest total after Cathays and accounted for 4.2% of all crime in the area.
- During the 2021–2025 scheme, 261 properties were identified as having defects resulting in a Category 1 hazard of excess cold. To date, only 16% of these have been confirmed as compliant. Further action is therefore required to improve the thermal efficiency of the housing stock and support the reduction of fuel poverty.
- 23.6% of properties inspected were identified as requiring improvements to fire safety, equating to approximately 1 in 4 of those inspected and highlighting the need for continued proactive intervention.
- Of all Prohibition Orders served in Cardiff between 2021 - 2025, 16% were issued in Plasnewydd. Eight years of inspections in the area, the team continues to identify properties that are unsafe and require intervention to prevent their use. Without the Additional HMO Licensing Scheme these properties may not have been identified and removed from the private rented sector leaving those unsafe properties occupied.
- Although there has been a reduction over the past five years in the number of properties identified as lacking adequate amenities or the amenities were in disrepair, the current figure still indicates that 10% of properties require improvement.
- Across Cardiff, Plasnewydd has the highest number of formal complaints received by the Council's Waste Enforcement Team. This is supported by SRS Housing

Enforcement Team data, with Plasnewydd also having the highest number of service requests received for pest control enforcement/ rats in the city.

- Data from Waste Services and Shared Regulatory Services (SRS) indicates that issues persist in the management and disposal of waste in the area, which forms a key aspect of HMO management.
- The increased presence in the Plasnewydd area has supported the identification of additional properties requiring licensing, with those subject to mandatory licensing increasing from 232 in 2014 to 294 at present.
- During the 2021-2025 scheme, 38 applications were received where the property was exempt from HMO Licensing; of these 29 were new applications and 9 renewals. The reasons the properties were found not to require a HMO licence were due to changes in the type of occupancy or the property complied with appropriate building standards. This compares to 430 properties that were exempt after application/ investigation in the first scheme.
- Council Tax data indicates there are 1,125 properties in Plasnewydd with a student exemption. Reviewing a 10% sample of the data, 8 of the properties were not on the SRS database, and cross referencing that sample data with Rent Smart Wales information indicates at least 2 of those properties were HMO's and should have been licenced under the previous scheme. This information shows further work is needed to identify properties that have not been licensed under previous schemes to ensure their physical structure and management is up to standard.
- Council Tax data also indicates there are 150 properties identified as HMOs. These are properties where tenants have individual contracts and the landlord is responsible for the Council Tax payment. Cross referencing those 150 addresses with the SRS database, 40 properties were found not to have a HMO Licence. Of those 40 records – 75% had no SRS record and 50% had no Rent Smart Wales Record. Further supporting the need for more work to identify and inspect properties that have not been subject to enforcement under the previous two schemes.

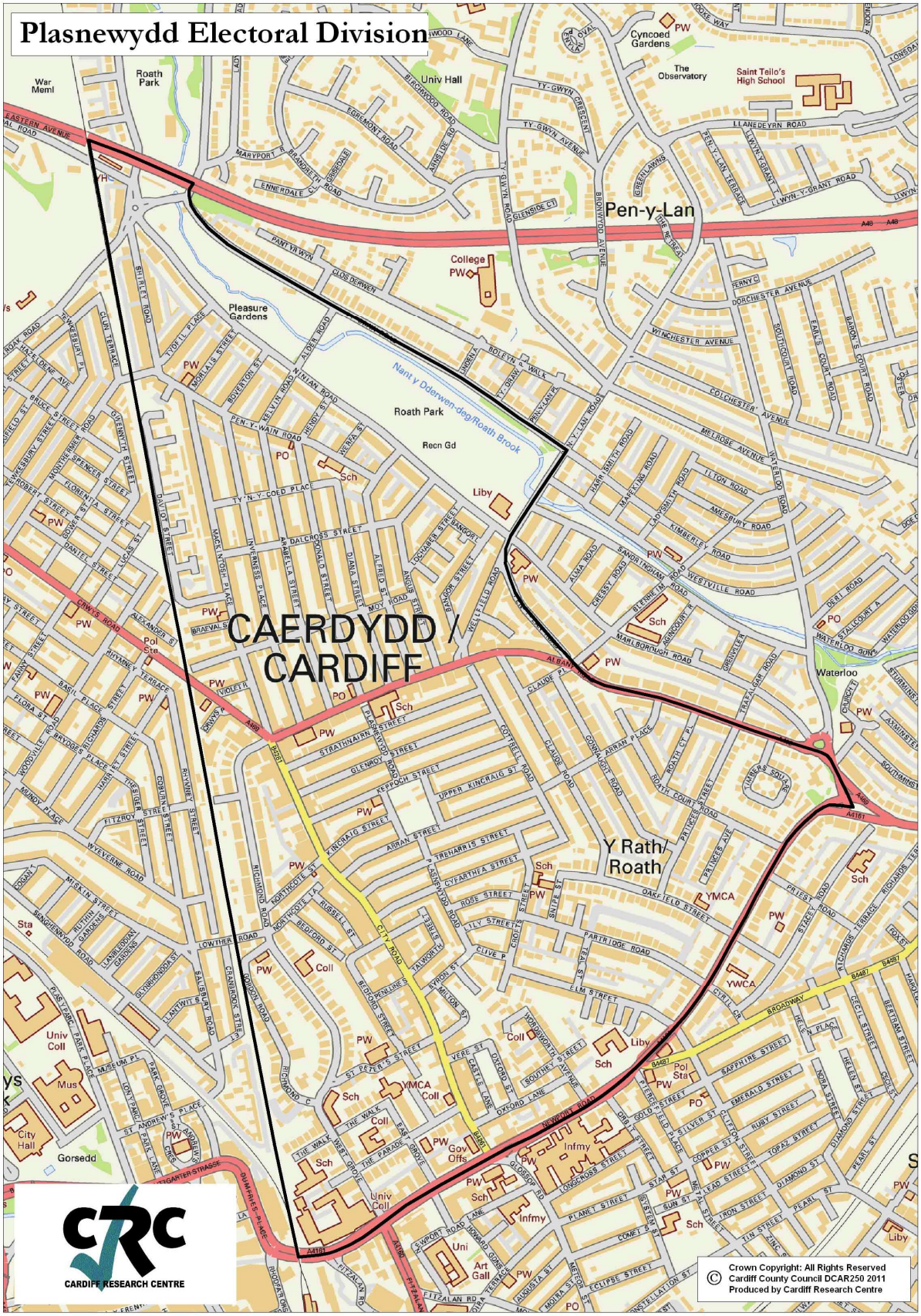
Summary

The Council would like to re-declare the Additional HMO Licensing Scheme in Plasnewydd, as marked on the map in Appendix 1, for a further 5 years in order to build upon the positive improvements already achieved and further improve and maintain the quality of smaller HMOs, safety and security of tenants. Specifically this will:-

- Continue to ensure that effective management arrangements are in place
- Further reduce the risk of fire and excess cold and other hazards in shared HMOs and poorly converted self contained flats by enforcing licence conditions against those landlords who are yet to comply with those requirements.
- Further strengthen the partnership with South Wales Police which will help further reduce burglary rates in Plasnewydd.
- Develop joint working arrangements with Waste Management and Pest Control for the improvement of hygiene and street scene in targeted streets.
- Improve the standard of HMOs relating to amenities, repair and security.
- Support inexperienced landlords and make all landlords/property owners more accountable.

- Create a fairer and more equitable situation where landlords of all HMOs invest in better standards.
- Improve the quality of housing to benefit both tenants and the wider community.

Appendix 1


Plasnewydd Electoral Division
CAERDYDD / CARDIFF
Pen-y-Lan
Y Rath/ Roath
Roath Park
Nant y Dderwen-deg/Roath Brook
Waterloo
Pleasure Gardens
Recn Gd
College
Univ Hall
Cyncoed Gardens
The Observatory
Saint Teilo's High School
War Meml
City Hall
Gorsedd
Univ Coll
Mus
Sta
Pol Sta
Liby
YMCA
YWCA
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Art Gall
CARDIFF RESEARCH CENTRE
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Appendix 2

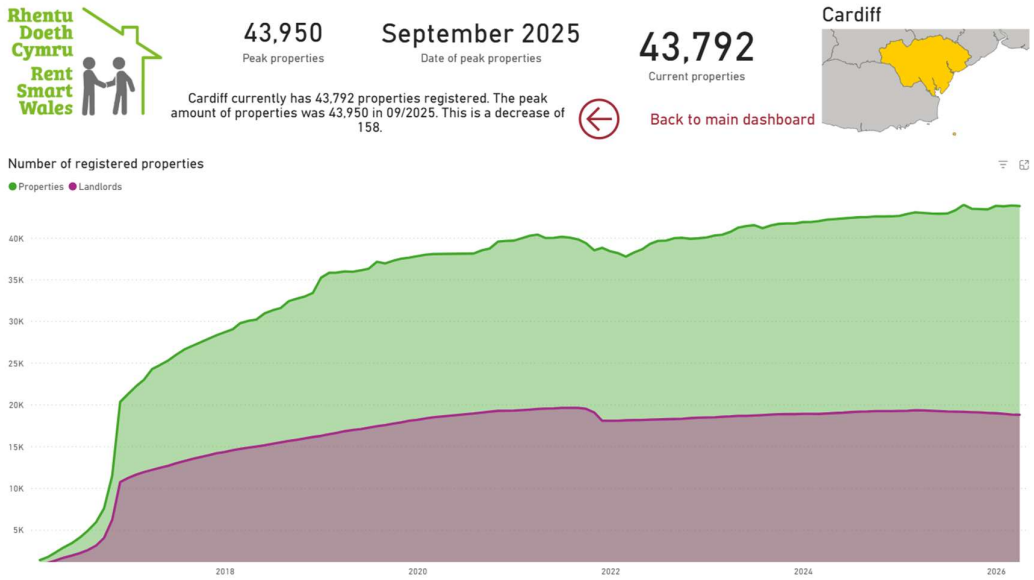
Is my property a HMO?

It will be an HMO if it is one of the following:	Housing Act 2004 section and schedule numbers
A house or building lived in by people who belong to more than one family* and who share one or more facilities**	S254(2) 'the standard test
A house in bedsits lived in by people who belong to more than one family* and who share one or more facilities**	S254 (4) 'The converted building test'
An individual flat lived in by people who belong to more than one family* and who share one or more facilities**	S254(3) 'The self contained flat test'
A building of self contained flats that do not meet 1991 Building Regulation standards.	S 257
Exemptions: • If it is occupied by only two people. • If it is occupied by the owner (and their family if any) and one or two lodgers. • If it is occupied by a religious community • If the occupiers have their own residences elsewhere*** • If no one in the property is required to pay rent • If the owner or manager is a public body • If the owner or manager is an educational institution • A building of self contained flats if two thirds or more of the flats are owner-occupied • If the property is part of a guesthouse or hostel (unless an 'HMO Declaration' is made).	Sch 14, 7 Sch 14, 6(c) Sch 14, 5 S259 (S) 254(2)(e) Sch 14,2 Sch 14, 4 S257 (2)(b) S254 (2)(d) S255 (1)
* Family – husband, wife, co-habitee, child, stepchild, foster-child, grandchild, parent, stepparent, foster-parent, grandparent, brother, half-brother, sister, half-sister, aunt, uncle, niece, nephew, cousin. ** Facilities – basic amenities: wc; wash hand basin, shower, bath, cooking facilities *** Accommodation used by full time students while they are studying is taken to be their main residence.	S258 S254 (8) S259(2) (a)
Some of these HMOs will need a Licence – Which ones?	
A HMO must have a licence under the **Mandatory Scheme** if all of the following apply: a. It is an HMO and b. It is three storeys or more (includes basements) and c. It is occupied by five people or more people. Exemptions: • If the whole property is in self-contained flats (subject to any further regulations). • If the basement is in commercial use and there are only two residential storeys above. A HMO must have a licence under the **Additional Licensing Scheme** if all of the following apply: a. It is an HMO, and b. It is occupied by 3 or more people who form 2 or more households.	Regulations made under s55

Appendix 3 – Data charts

Rent Smart Wales Data

Registrations with Rent Smart Wales last for five years, at which point Landlords must renew for a further five-year period. Landlords can end their registration early, but many just let it expire, so the totals below cannot be interpreted as a reflection of the month-to-month status of the private rented sector. Many Landlords registered their properties in November 2016, so all authorities showed a large drop in registrations around November 2021, as Landlords who ceased trading during the previous five-year period let their registrations expire.



Source https://rentsmart.gov.wales/en/statistics/ May 2026

Cardiff Council Planning Application Data for HMOs

	APPLICATIONS TO GAIN AN HMO		
	APPROVED	REFUSED	TOTAL
Adamsdown	**25**	2	**27**
Birchgrove	**2**	0	**2**
Butetown	**2**	0	**2**
Canton	**12**	0	**12**
Cathays	**164**	30	**194**
Fairwater	**1**	0	**1**
Gabalfa	**16**	2	**18**
Grangetown	**16**	5	**21**
Heath	**6**	0	**6**
Leckwith	**1**	0	**1**
Llandaff North	**1**	0	**1**
Llanishen	**1**	0	**1**
Pentwyn	**1**	0	**1**
Penylan	**1**	0	**1**
Plasnewydd	**60**	8	**68**
Pontprennau	**1**	0	**1**
Riverside	**10**	0	**10**
Splott	**17**	2	**19**
Trowbridge	**0**	0	**0**
Whitchurch	**1**	0	**1**
TOTAL	**338**	49	**387**

Source Cardiff Council Planning Service May 2026

Waste Enforcement Formal Complaint Data

Ward	Number Received
Plasnewydd	56
Grangetown	30
Cathays	28
Adamsdown	21
Riverside	21
Splott	21
Pentwyn	18
Ely	14
Trowbridge	12
Butetown	10
Canton	10
Cyncoed	9
Llanishen	8
Rumney	8
Caerau	7
Fairwater	7
Heath	7
Llanrumney	7
Penylan	7
Gabalfa	6
Llandaff North	5
Llandaff	3
Rhiwbina	3
Pentyrch & St Fagans	2
Whitchurch & Tongwynlais	2
Pontprennau & Old St Mellons	1
Radyr & Morganstown	1
Lisvane & Thornhill	0

Source Cardiff Council Waste Management Service May 2026

Service Request data received by SRS Private Housing Enforcement team 2021 – 2025

Ward	Total	Percentage
Cathays	951	17%
Plasnewydd	773	14%
Grangetown	521	9%
Adamsdown	404	7%
Riverside	358	6%
Splott	264	5%
Canton	221	4%
Ely	204	4%
Caerau	163	3%
Pentwyn	162	3%
Penylan	161	3%
Gabalfa	132	2%
Butetown	131	2%
Llanrumney	119	2%
Trowbridge	113	2%
Fairwater	108	2%
Heath	101	2%
Whitchurch and Tongwynlais	97	2%
Rumney	77	1%
Pontprennau and Old St Melons	68	1%
Llanishen	67	1%
Llandaff North	62	1%
Llandaff	61	1%
Rhiwbina	51	1%
Lisvane and Thorhill	50	1%
Cyncoed	46	1%
Radyr	24	0%
Pentyrch and St Fagans	23	0%
Generic	87	2%

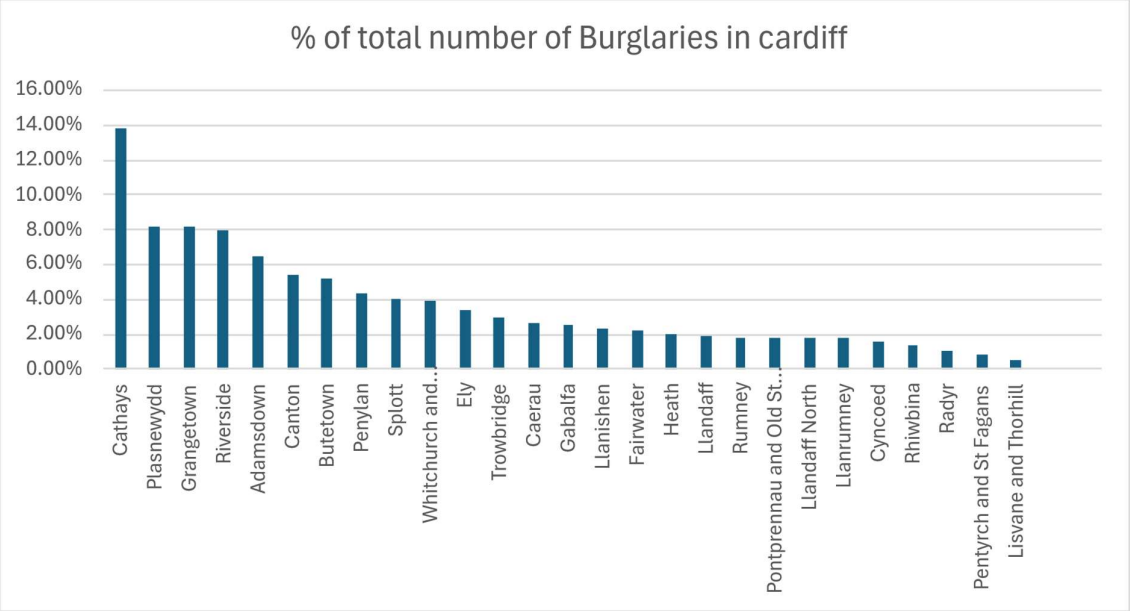
Source SRS Service May 2026

Statutory Notice Data served by SRS Private Sector Housing Enforcement Team 2021-2025

Ward	Total	Percentage
Adamsdown	91	7%
Butetown	31	2%
Caerau	31	2%
Canton	71	5%
Cathays	176	13%
Cyncoed	10	1%
Ely	63	5%
Fairwater	38	3%
Gabalfa	34	2%
Grangetown	158	12%
Heath	15	1%
Lisvane and Thorhill	15	1%
Llandaff	9	1%
Llandaff North	22	2%
Llanishen	22	2%
Llanrumney	29	2%
Pentwyn	37	3%
Pentyrch and St Fagans	27	2%
Penylan	44	3%
Plasnewydd	179	13%
Pontprennau and Old St Melons	14	1%
Radyr	5	0%
Rhiwbina	7	1%
Riverside	108	8%
Rumney	22	2%
Splott	78	6%
Trowbridge	17	1%
Whitchurch and Tongwynlais	18	1%

Source SRS Service May 2026

Crime Data



Source https://www.police.uk/pu/your-area/south-wales-police/ May 2026