

3 January 2020
Our ref: 5859733

Thank you for your request received on 6 December 2019, for the following information:

I have a few questions about HMO properties:

- 1. Is Barnet an Article 4 area relating to HMOs (changing of use from c3 to c4)?**
- 2. Do HMO properties require mandatory acoustic insulation and the passing of a sound test?**
- 3. Are there plans for a single VOA (council tax) banding for HMO properties?**
- 4. How many HMO properties are currently licensed?**
- 5. How long does the license last for?**
- 6. What is the population of Barnet?**

We have processed this request under the Environmental Information Regulations 2004.

Response

I can confirm that London Borough of Barnet holds the information you requested. However, we consider that the following exceptions apply to some of the information requested.

We consider that Regulation 6(1)(b) applies to some of the information requested because the information requested is already publicly available and easily accessible.

I have a few questions about HMO properties:

- 1. Is Barnet an Article 4 area relating to HMOs (changing of use from c3 to c4)?***

Yes, more details below:

<https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/small-houses-multiple-occupation-hmo-article>

2. Do HMO properties require mandatory acoustic insulation and the passing of a sound test?

In terms of sound testing (Building Regulations) there is no requirement to test sound resistance for HMOs. However, for HMOs that contain more than 7 bedrooms there would be control over the level of sound resistance in dividing walls, ceilings and in some cases party walls. But again, this would not be tested. That's as simple as I can put it without plans.

3. Are there plans for a single VOA (council tax) banding for HMO properties?

This information is not held. Please contact the Valuation Office Agency (VOA). Please see link for contact details: <https://www.gov.uk/contact-voa>

4. How many HMO properties are currently licensed?

1,120

5. How long does the license last for?

Licences are generally granted for 5 years unless there is a good reason to grant them for a shorter licence period

6. What is the population of Barnet?

The population of Barnet is estimated to be 400,600 for more info please See here <https://jsna.barnet.gov.uk/1-demography>

Further information

If you are interested in the data that the council holds you may wish to visit Open Barnet, the council's data portal. This brings together all our published datasets and other information of interest on one searchable database for anyone, anywhere to access. <http://open.barnet.gov.uk/>

Advice and Assistance : Direct Marketing

If you are a company that intends to use the names and contact details of council officers (or other officers) provided in this response for direct marketing, you need to be registered with the Information Commissioner to process personal data for this purpose. You must also check that the individual (whom you wish to contact for direct marketing purposes) is not registered with one of the Preference Services to prevent Direct Marketing. If they are you must adhere to this preference.

You must also ensure you comply with the Privacy Electronic and Communications Regulations (PECR). For more information follow this Link www.ico.org.uk

For the avoidance of doubt the provision of council (and other) officer names and contact details under FOI does not give consent to receive direct marketing via any media and expressly does not constitute a 'soft opt-in' under PECR.

Your rights

If you are unhappy with the way your request for information has been handled, you can request a review within the next 40 working days by writing to the Information Management Team at: foi@barnet.gov.uk. Or by post to Information Management Team (FOI) London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

If, having exhausted our review procedure, you remain dissatisfied with the handling of your request or complaint, you will have a right to appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF (telephone: 0303 123 1113; website www.ico.org.uk). There is no charge for making an appeal.