

58916 HMO Licensing, Complaints and Enforcement Data (2018–2024)

I am writing to request information relating to Houses in Multiple Occupation (HMOs) in your local authority area.

Please provide the following data, if held, for each calendar year from 2018 to 2024 inclusive (or for as many of those years as you hold data).

If a year-by-year breakdown cannot be produced within the statutory time or cost limits, please instead provide the total figure for the entire period (2018–2024).

The number of HMO licence applications received.

The information you requested is available as part of the Council's HMO Licence Register which can be accessed on our website at:

<https://www.edinburgh.gov.uk/downloads/download/13239/licensing-registers-civic>

The following committee report also shows some of this data in Appendix 4:

<https://democracy.edinburgh.gov.uk/documents/s86348/Item%208.2%20-%20Private%20Rented%20Sector%20Enforcement%20Update.pdf>

The number of HMO licence applications refused.

The information you requested is available as part of the Council's HMO Licence Register which can be accessed through the link above.

The number of HMO licences revoked or suspended.

No HMO licences were revoked by the Council between 1 January 2018 and 31 December 2024. Please note for context that where a problem is detected then the determination of any renewal application provides an effective opportunity to address concerns.

The Housing (Scotland) Act 2006 does not provide any power to suspend an HMO Licence.

The number of complaints received relating to HMOs.

The number of complaints received by the Private Rented Services Enforcement team over the requested period, including complaints in relation to HMOs was reported to the Regulatory Committee via Appendix 4 to the Regulatory business bulletin on 29 September 2025. This update was linked to the report considered on 8th August 2025 by the same Committee. Links to both documents which contain the relevant information are below:

<https://democracy.edinburgh.gov.uk/documents/s88635/6.1%20-%20Regulatory%20Business%20Bulletin.pdf>

<https://democracy.edinburgh.gov.uk/documents/s86348/Item%208.2%20-%20Private%20Rented%20Sector%20Enforcement%20Update.pdf>

The number of inspections of HMOs carried out.

The numbers of inspections related to the HMO licensing application process are set out below:

Inspection	Year	No. of Inspections
HMO Inspection Scheduled	2018	4,190
HMO Inspection Scheduled	2019	2,348

Prior to the Covid-19 pandemic, HMO inspections of all properties were carried out as part of the new and continuation application process. Routine inspections were paused in March 2020 while the Licensing Service continued to consider licence applications based on the information and safety certification provided by applicants. In September 2025, the Licensing Service recommenced planned physical property inspections of all existing HMO properties using a phased, risk-based approach.

Please refer to the Regulatory Committee Business Bulletin of 29/09/2025 at:

<https://democracy.edinburgh.gov.uk/documents/s88635/6.1 - Regulatory Business Bulletin.pdf>

Regardless of their HMO inspection status, and in accordance with standard HMO licence conditions (HMO 1), existing landlords looking to 'renew' their HMO licence have been expected to provide evidence of continuity of safety certification throughout the previous licence term.

Standard HMO Licence Conditions (HMO 1) -

<https://www.edinburgh.gov.uk/downloads/file/24907/hmo-standard-conditions>

The number of enforcement or improvement notices issued, or prosecutions brought, relating to HMOs.

The number of enforcement actions taken by the PRS Enforcement team with an accompanying explanation of enforcement powers over the requested period, including in relation to HMOs was reported to the Regulatory Committee, as per the answer to Q4.

We are unable to break down the provided figures specifically in relation to HMO enforcement as the cost to the Council of locating, retrieving and providing the information far exceeds the statutory maximum of £600.

(If recorded) The number of unlicensed or illegal HMOs identified.

This is not separately recorded. The cost to locate, retrieve and provide this information would far exceed the statutory maximum of £600.

The reports listed in relation to A4 provide a breakdown of enforcement action including Rent Suspension Orders which relate to unlicensed HMOs. These figures do not record cases where, for example, the use as an unlicensed HMO could not be evidenced, or where the number of tenants were reduced before enforcement action could be taken.

The reports listed in relation to A4 also provide details of the number of service requests recorded in relation to unlicensed HMOs.

It is not possible to provide a further breakdown of how many unlicensed HMOs were identified within the statutory maximum of £600.