

61234 Unlicensed HMOs

Please provide the following for each of the past 3 years (2023–2026):

The number of suspected or identified unlicensed HMOs recorded by the Council.

(If 'suspected' figures are not recorded, please just provide figures for the unlicensed HMOs recorded)

The City of Edinburgh Council does not hold a list of suspected unlicensed HMOs; however, we do record service requests received which relate to potential unlicensed HMOs.

These figures are listed figures below.

2023 - 144

2024 - 129

2025 - 180

2026 – 54

The number of:

- a. Complaints or reports regarding unlicensed HMOs

2023 - 125

2024 - 112

2025 - 114

2026 – 34

- b. A breakdown (can be approximate) of each part of Edinburgh in which they have been reported from.

Please refer to the table below which provides the figures broken down by Ward.

Almond	13
Pentland Hills	19
Drum Brae/Gyle	13
Forth	21
Inverleith	9
Corstorphine/Murrayfield	10
Sighthill/Gorgie	53
Colinton/Fairmilehead	3
Fountainbridge/Craiglockhart	9
Morningside	11

City Centre	47
Leith Walk	30
Leith	23
Craigentenny/Duddingston	30
Southside/Newington	31
Liberton/ Gilmerton	23
Portobello/Craigmillar	15
Unspecified	25

c. Inspections carried out in relation to unlicensed HMOs

The Private Rented Service Enforcement Team have no powers of entry to carry out a formal inspection of a suspected unlicensed HMO. Therefore, the answer to this question is zero.

The number of enforcement actions taken, including:

warning letters issued

rent penalty notices

cases referred for prosecution

Warning letters issued - 58 for HMO cases.

Rent Penalty Notices - 4 for HMO cases.

Suspension of Rent Notices - 34 for HMO cases (Please refer to A4 below).

Cases referred for prosecution - 3 for HMOs, pending outcomes.

The number of successful prosecutions relating to unlicensed HMOs.

The Housing Scotland Act affords a Local Authority the power to serve a Rent Suspension Order where there is evidence of an unlicensed HMO. Once a Rent Suspension Order is served, tenants are not required to pay rent until the landlord complies with legislation. Failure to comply can lead to the consideration of the landlord's fitness and propriety.

In practice a Suspension of Rent Notice is an effective tool which reduces the number of cases which require a report to the Crown Office and Procurator Fiscal Service.