



REQUEST 18106

I am writing to request information under the Freedom of Information Act 2000 concerning the leases in respect of Houses of Multiple Occupation located in the Wigan area.

Specifically, I am seeking a copy of the lease and any supporting documentation. I would also like to know the name of each landlord and the duration of the each lease.

RESPONSE

We do not hold a record of leases agreed between landlords and freeholders for HMOs within the Borough.

Leaseholder and freeholder information for properties within the Borough is available via HM Land Registry:
[HM Land Registry - GOV.UK](https://www.gov.uk/hm-land-registry)

The HMO licence register details all licensed HMOs within the Borough; however, this does not contain licence holder or owner details:
[Wigan HMO Licence Register](#)

It is not a requirement of The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 to provide owner details in this register.

The licence holder name and address are exempt from disclosure under Section 38 of the Freedom of Information Act 2000. Section 38 (1)(b) states that information is exempt if its disclosure under this Act would, or would be likely to, endanger the safety of any individual. To disclose these details, could then put at risk the safety of vulnerable individuals by sharing their address.

As this is a qualified exemption, the Council is required to undertake a public interest test.

The Council acknowledges its obligations of transparency and accountability in all its undertakings. However, in this case, the safeguarding of vulnerable individuals would be put at risk by publishing these details and clearly outweighs the public interest in the transparency of information