

Houses In Multiple Occupation

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Topics for discussion

- What is an HMO?
- Different types of HMOs
- Non licensable HMOs
- Any other questions

What is an HMO

- 3 or more people in 2 more households
- Sharing facilities eg bathroom or kitchen
- Main place of residence
- Rent is payable by a least one person occupied the property
- House, flat , converted building
- A household is defined as a single person or members of the same family living together.
- A cohabiting couple count as one household

Different Types of HMOs -Mandatory HMO Licensing

- Introduced in April 2006
- 5 or more people in 2 or more households
- Tenant[s] pay rent
- Persons managing or having control must apply for a licence
- Properties are required to meet space standards for the number of people living in the accommodation ,eg bedrooms to meet minimum size, property should have sufficient toilets and kitchen space standards for the number of tenants
- Landlord/property manager must pass fit and property test to hold a council licence

Different Types of HMOs -Additional HMO Licensing

- Each council can introduce under Part 2 of the HA 2004
- Applies to small HMOs which fall outside of mandatory HMO licensing
- HMOs occupied by 3 or more people in 2 or more households
- Tenant[s] pay rent
- Persons managing or having control must apply for a licence
- Houses, flats, converted buildings
- Space standards and number of facilities per person
- Landlord/property must pass 'Fit and Proper Test'

Non licensable HMOs

- Premises with shared facilities rented to a single family
- Property managed by a LA, RP, Health, Police or fire services
- Hostels or care homes for vulnerable individuals eg children or adults
- A property where the owner lives with two lodgers
- Small HMOs in non additional licensing areas in the borough
- Government is proposing to exempt HMO dwellings contracted to house asylum seekers this year for up to 2 years. We are awaiting this date and full guidance to be announced.
- BB rooms for those working away from home eg construction workers

Thank you for listening

- Any other questions?

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