



Houses in Multiple Occupation



Definition of HMO – Housing Act 2004

- Most Houses in Multiple Occupation are properties rented out to 3 or more people who do not form the same household and share facilities such as a bathroom or kitchen
- There are other HMOs including buildings converted into flats (s257s)
- Detailed definition s 254-259 Housing Act 2004



Mandatory licensing of HMOs

Housing Act 2004

- Where 5 people or more form more than 1 household
- At least three storeys high
- The occupants share toilet, bathroom or kitchen facilities
- Currently 29 licensed HMOs in KLWN



Exemptions

- Managed by local authority of registered provider
- Student hall of residence
- Occupied by religious communities
- Subject to other regulatory regimes



Licensing process

- Application, information supplied
- Validation
- Check ownership, planning
- Management arrangements
- Consider inspection arrangements
- Issue draft licence and review
- Right of appeal



Standards that apply to all HMOs

- HHSRS
- Management Regulations
- Overcrowding



Government review of HMO licensing

- HMO licensing has had a positive impact on improving conditions in larger properties but growth in the market has led to some rogue landlords letting out smaller properties so they fall outside this requirement
- Extension of licensing will uncover landlords letting properties below an acceptable standard and enable councils to require improvements



Government proposals to extend mandatory HMO licensing to include

- all relevant HMOs with 5 occupants, regardless of number of storeys
- Some self contained flats
- Some accommodation in buildings with commercial or non residential premises
- Minimum sleeping room size 6.5m²
- Detailed definitions, effective date and guidance awaited



Identifying HMOs - referrals

- Inspecting officers
- Resident complaint
- Tenant complaint
- Noise
- ASB
- More bins supplied
- General referral from another department



HMO investigations

- Check previous record and history
- Create a record and log information
- Officer makes contact to check occupancy, signs of multi occupancy
- Visit and assess whether licensable or not
- If licensable owner advised of process
- Officer able to assess property condition. assess, advise, take appropriate action







Fire in an HMO



HMO above a restaurant

Stairs from 1st to
2nd floor

very steep

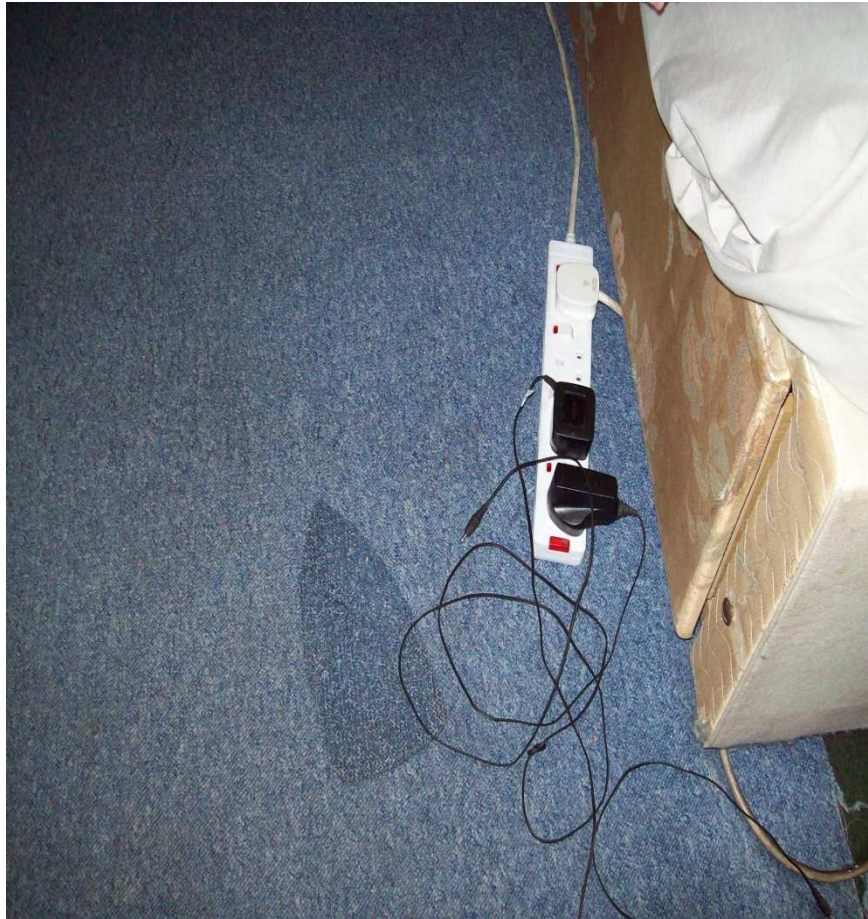
uneven treads

no handrail

lino longer than the
tread

inadequate lighting





A successful prosecution...









Questions?

