

What is an HMO?

The Housing Act 2004 introduced a definition of a House in Multiple Occupation (HMO) from 6th April 2006 in England and 30th June 2006 in Wales.

If you let a property which is one of the following types it is an HMO:

- An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet.
- A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities.
- A converted house which contains one or more flats which are not wholly self-contained (ie the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by 3 or more tenants who form two or more households.
- A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies.
- In order to be an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

Owners wishing to let out a property as an HMO must check if they have the necessary planning permission.

For further information, please see the back of this leaflet for contacts, or visit www.eastcamb.gov.uk

How to contact us:

East Cambridgeshire
District Council

**ENVIRONMENTAL HEALTH SERVICES
DOMESTIC TEAM**
01353 665555

*Working with the Community
and improving Houses in Multiple Occupation,
their amenities and means of escape from fire.*

GAS SAFETY Annual check required
Tel: 0800 300363 (Gas Safety Advice Line)
Tel: 0800 111999 (British Gas in emergency)

ELECTRICAL SAFETY
www.electricalsafetyregister.com
Inspection recommended every 5 years.

CAMBRIDGESHIRE FIRE & RESCUE
Tel: 01480 444500

FIRE RESISTANT FURNITURE
Tel: 0345 4040506 (Trading Standards)

PLANNING PERMISSION
Tel: 01353 665555 (East Cambridgeshire DC)

BUILDING CONTROL
Tel: 01353 665555 (East Cambridgeshire DC)

For more information
and/or an HMO License application
please visit
www.eastcamb.gov.uk

East Cambridgeshire
District Council



MANAGEMENT

in Houses
in Multiple
Occupation

Advice to Landlords,
Tenants and Residents

Standards

East Cambridgeshire District Council is responsible for enforcing the Housing Act 2004 that relates to HMOs.

An HMO must be in good repair, safe and meet the Council's standards.

The Standards Cover:

- Means of escape from fire
- Preventing the spread of fire
- Fire warning and detection
- Kitchen, bathroom and toilet facilities
- Maintenance and repair
- Prevention of overcrowding
- Room sizes and occupation
- Artificial lighting
- Ventilation
- Heating
- Refuse storage and disposal

The Manager

The Manager is the owner or lessee of the premises who receives the rents paid by tenants or lodgers; a person who collects the rents on his behalf may also be held responsible as manager.

Management regulations

The Housing (Management of Houses in Multiple Occupation) Regulations 2006 cover aspects relating to the good management of the premises.

The Manager has to ensure the repair, maintenance and good order of:

- All means of water supply and drainage to the property
- Gas, electricity, lighting and heating installations
- Parts of the house and installations in common use
- Living accommodation
- Windows and other means of ventilation
- Means of escape from fire, apparatus, systems and other facilities provided by way of fire precautions
- Outbuildings, yard etc. in common use

The Manager is required to:

- Make satisfactory arrangements for the disposal of refuse and litter from the house.
- Ensure the taking of reasonable precautions to prevent injury to occupants as a result of structural defects in the premises.
- Display in the house a notice of the name and address and telephone number (if any) of the Manager.
- Provide specified information to the local housing authority about the occupancy of the house where the authority gives him written notice to that effect.

There is also a duty on persons who live in the property to allow the Manager to carry out the duties imposed on him by the Regulations.

Enforcement

In contravening these Regulations offenders are liable to a fine. If Statutory Notices have to be served, a person failing to comply is liable on conviction to a fine of up to £5,000 and the local authority may carry out the works themselves.