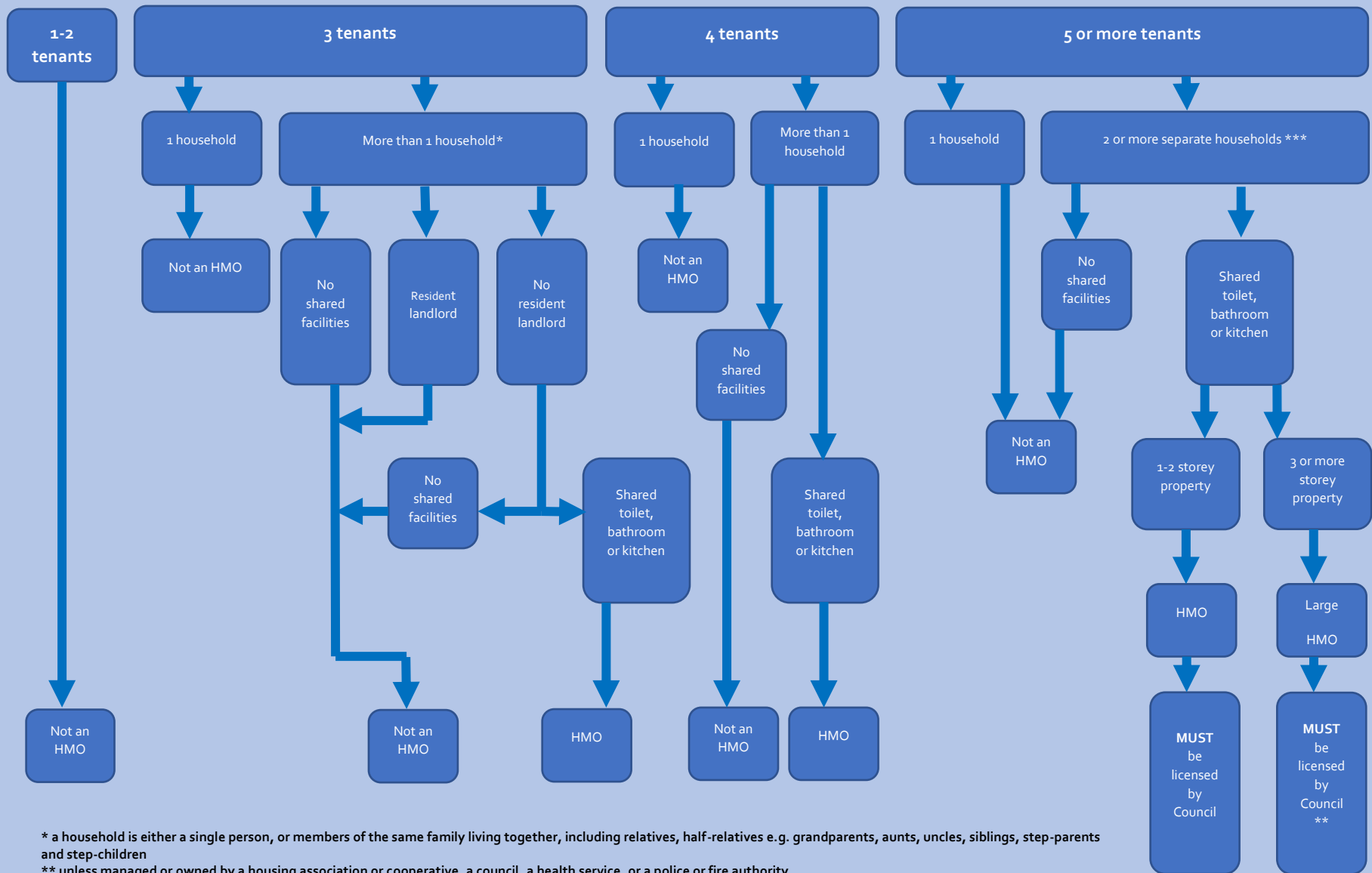


House of Multiple Occupancy (HMO) IDENTIFICATION CHART & REQUIREMENTS



* a household is either a single person, or members of the same family living together, including relatives, half-relatives e.g. grandparents, aunts, uncles, siblings, step-parents and step-children

** unless managed or owned by a housing association or cooperative, a council, a health service, or a police or fire authority

*** Converted self-contained flats can be HMO's and MAY be licensable. Purpose-built flats cannot be an HMO as a block, but flats may individually be HMO's

House of Multiple Occupancy (HMO) IDENTIFICATION CHART & REQUIREMENTS



| | Landlords requirements | | | |
|---|-------------------------|----------------|---------------|--|
| | Standard Private Rented | HMO | Large HMO | |
| Annual gas safety certificate for appliances and flues | ✓ | ✓ | ✓ | |
| Electrical system 5 yearly inspection | Recommended | Mandatory | | Likely legislation in 2018 for 5 yearly mandatory checks on PRS |
| Smoke alarm on each storey | ✓ | ✓ | ✓ | |
| Smoke alarms mains powered and interlinked | | ✓ | ✓ | |
| Firefighting equipment in good condition | | ✓ | ✓ | |
| Carbon Monoxide alarm in any room with a solid fuel burning appliance (i.e. NOT gas or oil) | ✓ | ✓ | ✓ | |
| Furniture & furnishings fire safe | ✓ | ✓ | ✓ | |
| Sufficient cooking and bathroom facilities for no. of occupants | | ✓ | ✓ | |
| Communal areas clean and in good repair | | ✓ | ✓ | |
| Sufficient rubbish bags and bins | | ✓ | ✓ | |
| Fire risk assessment | | ✓ | ✓ | |
| Clear means of escape from fire | | ✓ | ✓ | |
| Provide managers details to occupiers | | ✓ | ✓ | |
| Adequate drainage and water supply | | ✓ | ✓ | |
| Take steps to avoid injury from design or condition | | ✓ | ✓ | |
| Asbestos risk assessment | ✓ | ✓ | ✓ | |
| Asbestos register | | Communal areas | | |
| Legionella risk assessment | ✓ | ✓ | ✓ | |
| Minimum EPC grade E | ✓ | ✓ | ✓ | |
| Minimum room sizes | | | Proposed 2018 | The following minimum room sizes in an HMO are likely to be applied in a HMO which requires a mandatory licensing: A sleeping room for one adult must measure at least 6.51 square metres Two adults should be no smaller than 10.22 square metres Rooms for children up to 10 years old must have an area of 4.64 square metres or more. |

Examples of HMO's:-

- House split into separate bedsits
- Shared house or flat where sharers are not family members
- Hostel
- B&B hotel that is not just for holidays
- Shared accommodation for students (though not halls of residence)

Legislation relevant to landlords and rented property:-

- MEES - Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015
- The Smoke & Carbon Monoxide Alarm (England) Regulations 2015
- Housing Act 2004
- The Regulatory Reform (Fire Safety) Order 2005
- Control of Asbestos Regulations 2012
- Gas Safety (Installations and Use) (Amendment) Regulations 2018
- Housing & Planning Act 2016 (Rogue landlords)
- Homes (Fitness for Human Habitation and Liability of Housing Standards) Bill
- The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018