

# Houses in Multiple Occupation (HMO)

Free advice and guidance to landlords, managing agents and tenants



Working to achieve good, safe standards of accommodation

## What is an HMO?

The Housing Act 2004 defines your property as an HMO if it meets any of the following criteria:

- 1 A house or flat that is let to three or more unrelated tenants, who share a kitchen, bathroom, or toilet.
- 2 A building which has been converted entirely into self contained flats, and that conversion did not meet the standards of the 1991 Building Regulations, where more than one-third of the flats are let on short-term tenancies.
- 3 The property must be the tenant's main home or principle address.

Properties let to migrant workers or students will be treated as their only home.

It is important to remember that this is not an exhaustive list. If you would like advice or help to decide whether your property, or a property that you manage, is an HMO, please contact us using the telephone or email details given on the back page).

## The Management of HMOs

The Council aims to ensure that all residents living in the Borough have a home that provides a safe and healthy environment, that is free from any hazards that have the potential to pose a health and safety risk to any occupier or visitor.

The Management of Houses in Multiple Occupation (England) Regulations 2006 impose duties on a person managing an HMO in respect of:

- 1 The provision of appropriate information for all occupiers, for example: ensuring signs displaying the contact details of the Landlord are made available to each household in the HMO. Such details should be clearly displayed in a prominent position in the HMO.
- 2 Ensuring the HMO has adequate safety measures, for example, relating to fire precautions and appropriate methods of fire detection where necessary. The manager must ensure that all means of escape from fire in the HMO are kept free from obstruction, and maintained in good order and repair. The manager must ensure that any fire fighting equipment and fire alarms are maintained and in good working order.
- 3 The person responsible for the management of the property must maintain the property in a reasonable condition. This includes all fixtures, fittings and appliances in shared use which need to be maintained in good order and repair.
- 4 The person responsible for the management of the property must ensure the provision and maintenance of gas, and/or electrical supplies, and installations, and obtain the relevant safety certificates.

[www.welhat.gov.uk](http://www.welhat.gov.uk)





For further advice on the requirements of the Management of Houses in Multiple Occupation (England) Regulations 2006 please contact us using the telephone or email details given on the back page. A copy of The Regulations are available on the Council's Website.

### Mandatory HMO Licencing

Under the National Mandatory HMO Licencing Scheme, an HMO must be licensed if it is a building consisting of three or more storeys, and is occupied by five or more tenants.

If you would like advice about whether your property should be licenced please contact (as above). A more detailed guide to HMO Licencing is available on the council's website.

### The Housing Health and Safety Rating System (HHSRS)

All properties, including HMOs are subject to the HHSRS. HHSRS is a comprehensive risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties in England and Wales and is used to ensure housing standards are met.

The HHSRS allows for the assessment of all the main housing related hazards and places emphasis directly on the risks to health and safety.

There are 29 hazards that can be taken into consideration including:

- Fire Safety
- Damp and Mould
- Excess Cold
- Electrical Safety
- Falls on Stairs
- Security
- Overcrowding

Additionally, there are other requirements for HMOs, these are: the Management of Houses in Multiple Occupation (England) Regulations 2006 and the Welwyn Hatfield Amenity Standards for Licensable and Non-licensable Houses in Multiple Occupation.

### Contact details

For further information and assistance you can use our Private Sector Housing Telephone Hotline **01707 357672** or alternatively e-mail [housingandcommunity@welhat.gov.uk](mailto:housingandcommunity@welhat.gov.uk)

You can also write to the Council's Private Sector Housing Team:

Private Sector Housing  
Housing and Community Services  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City AL8 6AE

More information is on our website:  
[www.welhat.gov.uk](http://www.welhat.gov.uk)

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