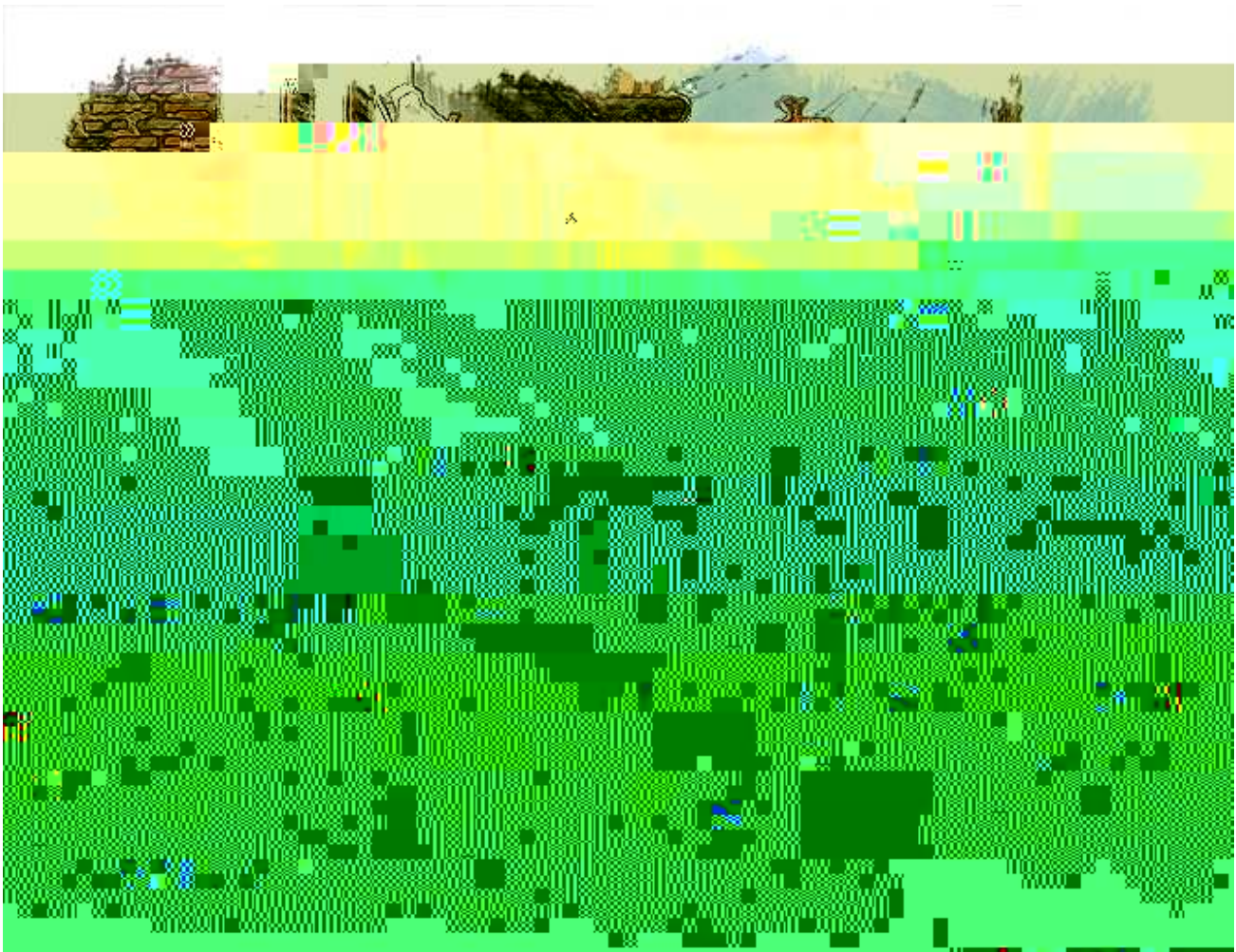


STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION



HOUSES IN MULTIPLE OCCUPATION STANDARDS

CONTENTS:

- 1. Introduction**
- 2. Is my property a HMO and do I need a HMO licence**

2. Is my property a HMO and do I need a HMO licence?

As of the 1st October 2018, ANY property that has 5 or more persons forming 2 or more households living in the property will require a HMO licence.

The table below is meant as a quick guide for landlords to check whether their property is a HMO and whether they need to apply for a HMO licence.

Type of dwelling	Occupancy Description	Is this a HMO?	Is a HMO Licence required?
Any size Flat or House or Bungalow	Single family	No	No
	Owner and family plus 2 tenants	No	

4. HMO MANAGEMENT REGULATIONS

Regulations regarding the management of Houses in Multiple Occupation outline the landlords / managers responsibilities towards:

- The provision of information to occupants (landlords' name and contact details displayed on a notice board)
- The duty to take safety measures (with regard to fire safety and to protect occupiers from injury)
- The duty to maintain water supply and drainage
- The duty to supply and maintain gas & electricity
- The duty to maintain common parts, fixtures, fittings & appliances
- The duty to maintain living accommodation
- The duty to provide waste disposal facilities

Included (amongst other responsibilities) is the duty to:

- provide a certified Landlord Gas Safety Certificate within seven days of receiving a request in writing from the local housing authority
- ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years by a suitably qualified person and to obtain a certificate from that person
- ensure that all means of escape from fire are kept clear from obstruction
- ensure that any fire fighting equipment and alarms are maintained in good working order
- ensure all handrails and banisters are at all times kept in good repair
- ensure stair coverings are safely fixed and kept in good repair
- ensure any garden is kept in a safe and tidy condition
- ensure outbuildings, yards, boundary walls and fences are well maintained, safe, clean and tidy
- ensure fixtures, fittings or appliances are maintained in good repair and clean working order (with exception of tenant damage).

Managers / Landlords MUST comply with all the above regulations and failure to do so can lead to criminal prosecution or the imposition of a civil penalty (in accordance with Council policy).

5. HOUSING HEALTH & SAFETY RATING SYSTEM

14.03.2018 (5) 1911650275) 460918(R31) 41.00978 (6) 8.65324 (004.65048) (d) 5.165125 (5) 947 (p) 8 (t) 4326 (4) 6.0582 (6) 4.20768 (6)

6. ADDITIONAL ADVICE

This document is not to be read in isolation as it only reflects a Private Sector Housing perspective on the standards to be applied to properties being used as HMOs in Crawley.

It may be that you wish to vary one of more of the standards because your property's circumstances mean a different solution would work better. As long as the solution is within the legislative framework and provides tenants with a safe home and a better quality product, Crawley Borough Council may adopt a flexible approach providing discussions take in advance of the licensing process. If you need further advice regarding HMOs or this guidance document, please contact the Private Sector Housing Team on 01293 438281 or ps.housing@ Crawley.gov.uk

Compliance with the standards and guidance contained in this document must not be considered as compliance with other pieces of legislation and regulations governing residential accommodation. You are advised to consult the following departments for further advice and to ensure compliance with other relevant legislation:

- Planning Team on 01293 438000 or development.control@ Crawley.gov.uk
- Sussex Building Control on 01403 215151 or building.control@ horsham.gov.uk