

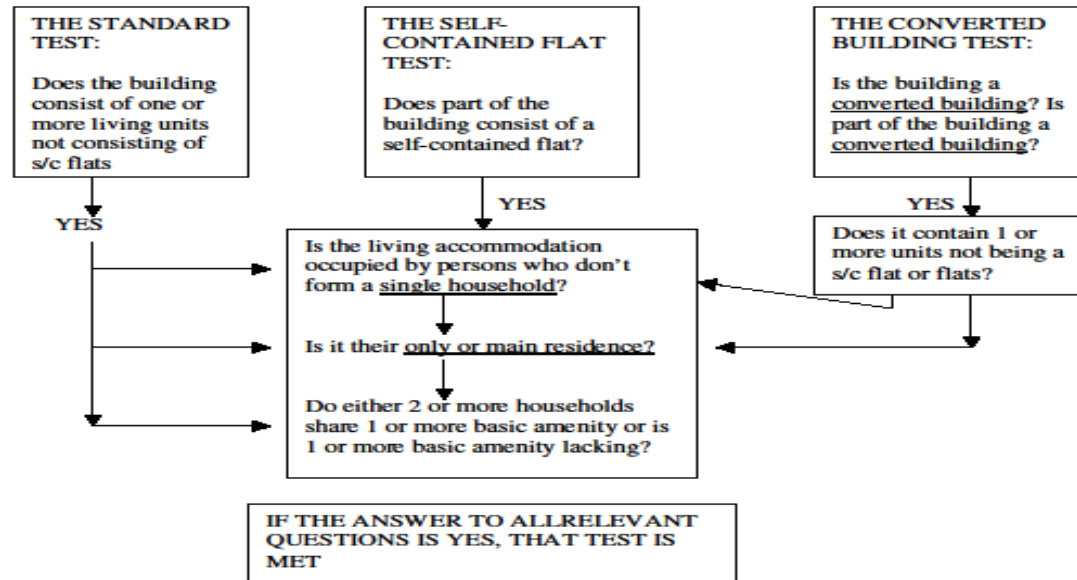
Housing Act 2004

Houses in Multiple Occupation

What is an HMO?

- A house or a flat occupied by three or more people who form two or more households.
- The house or flat is occupied as their only or main residence
- * For example:
 - Where facilities are shared (e.g. kitchen, bathroom, toilet)
 - Where the building is converted
 - Self contained flats (not complying with BR 1991, less than 2/3 owner occupied)

What is an HMO (cont)



Licensed HMO's

- Mandatory licensing
 - HMO of 3 or more storeys
 - * 5 or more persons
 - * 2 or more households
- Additional Licensing
- Selective Licensing
- CCBC has 11 licensed HMO's under mandatory licensing. 162 non-licensable HMO's.
- Landlord must be a "fit and proper person"

HMO Inspections

- Fire Service/Environmental Health (depending on the type fo HMO)
- Housing Act 2004 – HHSRS
- The Management of HMO (Wales) Regulations 2006
- LACORS Guidance/Quick Rerefence Guide

Management of HMO (Wales) Regulations 2006

- Fire Safety (doors, escape windows, Automatic Fire Detection)
- Maintaining water supply & drainage
- Gas safety
- Electrical safety (installation certificate every 5 years)
- Maintaining common parts, fixtures & fittings, living accommodation
- Waste disposal facilities
- Tenants have a duty too!!

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How many people can live in an HMO?

- Couples/single persons/children/babies
- Overcrowding
- Amenities – one set of facilities per 5 people
 - * Kitchen facilities (cookers, sinks)
 - * Bathroom facilities

When is an HMO not an HMO?

- Some dwellings can slip in and out of being an HMO

For Example:

2 people, 2 households – not an HMO

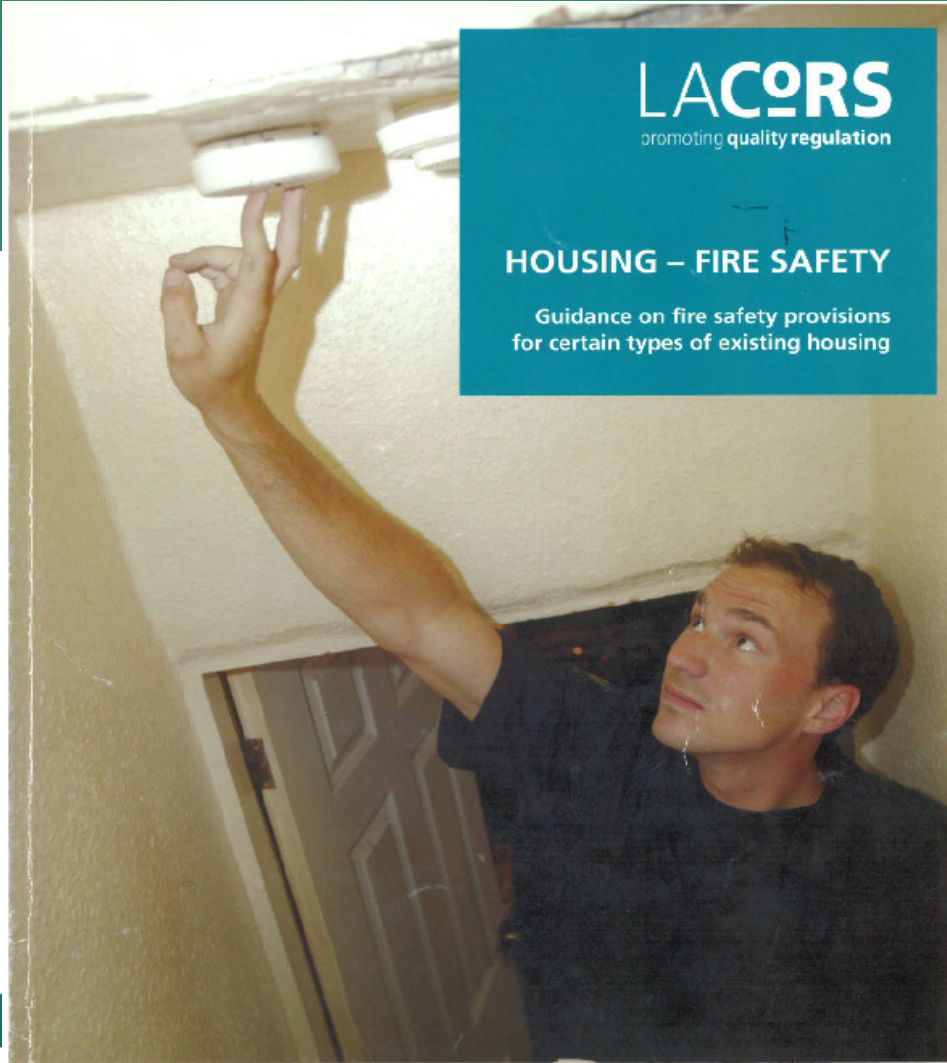
3 people (baby, partner), 2 households – HMO

- Declaration of an HMO under section 255

LACORS
promoting quality regulation

HOUSING – FIRE SAFETY

Guidance on fire safety provisions
for certain types of existing housing



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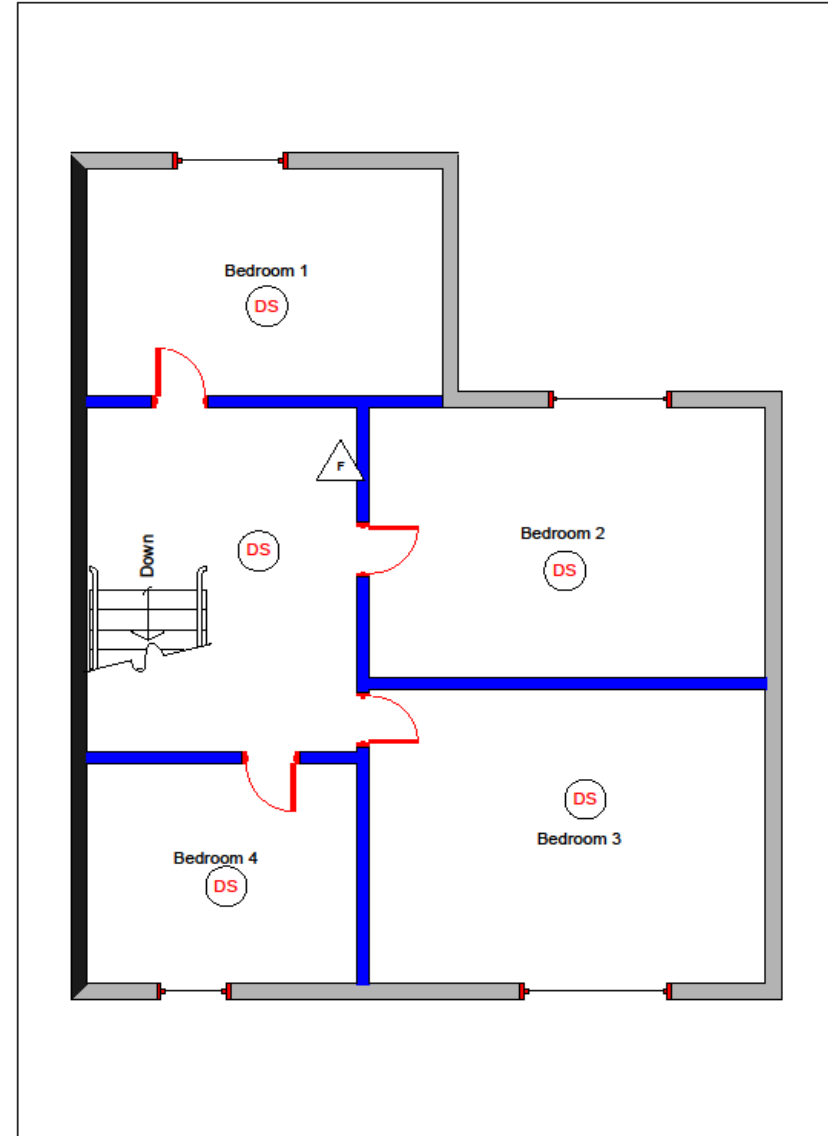
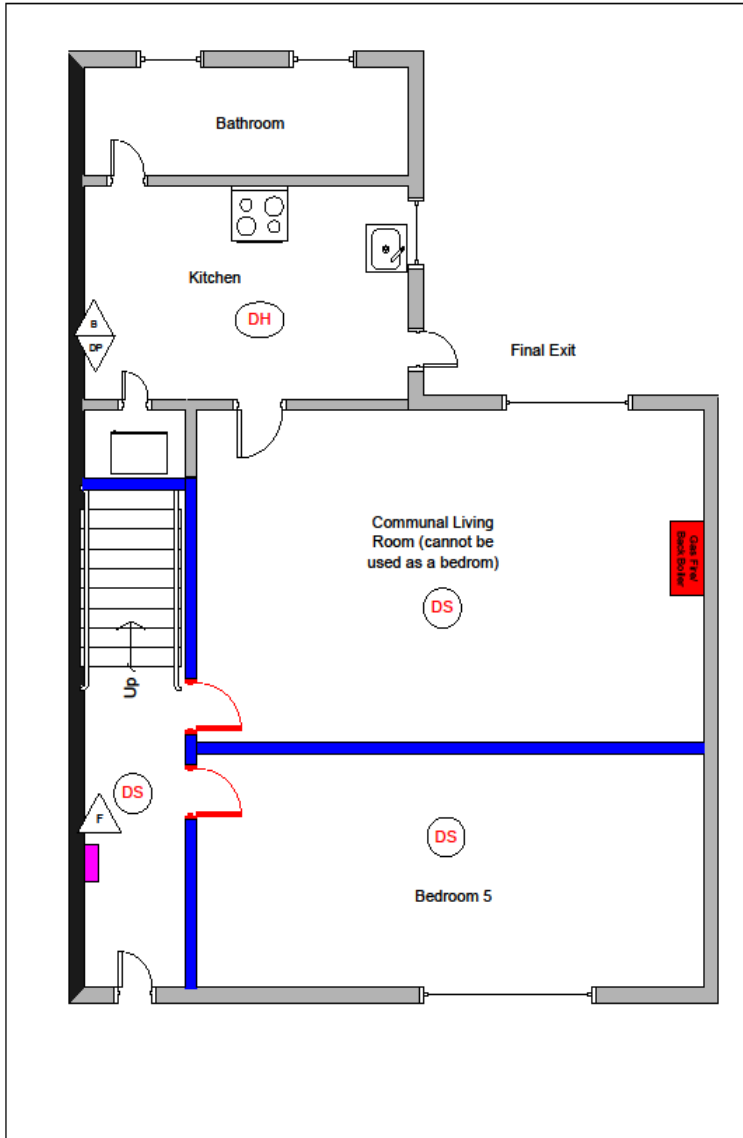


Automatic Fire Detection

- LACORS Guidance
- * Quick Reference Guide
- * Risk Based
- * Protected Routes
- * Fire Equipment
- * Smoke alarms/heat detectors

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Any Questions?

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