

# Shared Properties

(The law changed on 1 October 2018)



**St Albans**  
City & District Council

Private Sector Housing Team

## What is a House of Multiple Occupation (HMO)?

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

- 1.** A house or flat that is let to 3 or more unrelated tenants, who share a kitchen, bathroom or toilet.
- 2.** A building that has been converted into self-contained flats, where the conversion does not meet the standards of the 1991 Building Regulations, and where more than a third are let on short-term tenancies.

**3.** The property is the tenants' main home or principal 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 at [privatesectorhousing@stalbans.gov.uk](mailto:privatesectorhousing@stalbans.gov.uk) or on **01727 819355**.



**Our aim is to ensure that all residents living in the St Albans District have a safe and healthy home.**

## The Management of HMOs

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

**1.** Providing appropriate information for all occupiers. For example: the manager must ensure signs displaying the landlord's contact details are clearly displayed in a prominent position visible to all households.

**2.** Ensuring the HMO has adequate safety measures. For example, 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 person responsible for the management of the property must ensure that any fire fighting equipment and fire alarms are maintained and in good working order.

**3.** Maintaining the property in a reasonable condition. For example, fixtures, fittings, appliances, lighting in communal areas, windows, doors and gardens need to be maintained in good order and repair.

**4.** Ensuring the provision and maintenance of gas, and/or electrical supplies, and all fire system installations, and obtaining the relevant safety certificates.

For further advice on the requirements of the Management of Houses in Multiple Occupation (England) Regulations 2006 please contact us (see the back page for contact details). A copy of the regulations are available at [www.stalbans.gov.uk/houses-multiple-occupation](http://www.stalbans.gov.uk/houses-multiple-occupation)

## The Housing Health and Safety Rating System (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. It is used to ensure housing standards are met.

The HHSRS allows for the assessment of all the main housing related hazards. There are 29 hazards to consider, including:

- ✓ fire safety
- ✓ damp and mould
- ✓ excess cold
- ✓ electrical safety
- ✓ falls on stairs
- ✓ security
- ✓ overcrowding

All properties, including HMOs are subject to the HHSRS. Additionally, there are other requirements for HMOs. These are the St Albans Amenity Standards for Licensable and Non-licensable Houses in Multiple Occupation and the Management of Houses in Multiple Occupation (England) Regulations 2006. For further information, please see: [www.stalbans.gov.uk/houses-multiple-occupation](http://www.stalbans.gov.uk/houses-multiple-occupation)



## Mandatory HMO Licensing

Under the National Mandatory HMO Licensing Scheme, a HMO must be licensed if it is occupied by 5 or more tenants who make up more than one household.

Under the new regulations coming on 1st October 2018, landlords of all kinds of properties with 5 or more tenants will need a licence.

If you would like advice about whether your property should be licensed please contact us. A more detailed guide to HMO Licensing is available at [www.stalbans.gov.uk/housing/privatesector](http://www.stalbans.gov.uk/housing/privatesector)

The information in this leaflet does not constitute or imply compliance with Building Regulations or Planning Control. You should contact them directly to ensure that all necessary consents are obtained. Details are available at <https://www.stalbans.gov.uk/planning-and-building-control>. They may also be contacted on **01727 866100**.

## Contact details

For further information and assistance please contact our  
Private Sector Housing Team: **01727 819 355**.

You can also write to:

The Private Sector Housing Team  
St Albans City and District Council  
Civic Centre  
St Peter's Street  
St Albans  
AL1 3JE



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City & District Council