

Are there any exemptions?

Certain types of properties are not classed as HMOs for the purpose of the Housing Act 2004 (other than for the Housing Health and Safety Rating System) and, as a result, are not subject to licensing.

These include:

- Two person flat share - a property, or part of a property, lived in by no more than two "households" each of which consists of just one person.
- A property where the landlord and their household lives with up to two tenants.
- Buildings occupied entirely by freeholders or long leaseholders.
- Buildings owned or managed by a public body (such as the NHS or police), a local housing authority or a registered social landlord.
- A building where the residential accommodation is ancillary to the main use of the building, for example, religious buildings, conference centres etc.
- Buildings which are already regulated (and where the description of the building is specified in regulations), such as care homes, bail hostels etc. Domestic refuges are not exempt.

Purpose built blocks of flats are not HMOs. However, if any of the individual flats are shared by more than 2 tenants in two or more households they will be HMOs.

Houses which are converted entirely into self-contained flats will only be HMOs if the conversion did not meet the standard of the 1991 Building Regulations and more than one-third of the flats are let on short term tenancies.

How to contact us:

East Cambridgeshire
District Council

ENVIRONMENTAL HEALTH SERVICES

DOMESTIC TEAM

01353 665555

*Working with the Community
and improving Houses in Multiple Occupation,
their amenities and means of escape from fire.*

GAS SAFETY

Tel: 0800 300363 (Gas Safety Advice Line)
Tel: 0800 111999 (British Gas in emergency)

ELECTRICAL SAFETY

www.electricalsafetyregister.com
Inspection recommended every 5 years.

CAMBRIDGESHIRE FIRE & RESCUE

Tel: 01480 444500

FIRE RESISTANT FURNITURE

Tel: 0345 4040506 (Trading Standards)

PLANNING PERMISSION

Tel: 01353 665555 (East Cambridgeshire DC)

BUILDING CONTROL

Tel: 01353 665555 (East Cambridgeshire DC)

For more information
and/or an HMO License application
please visit
www.eastcamb.gov.uk

East Cambridgeshire
District Council



LICENSING

of Houses
in Multiple
Occupation

Advice to Landlords
and Tenants

Licensing

The East Cambridgeshire District Council's Licensing Scheme aims to ensure that living conditions for tenants meet required standards and the property is well managed.

WHICH PROPERTIES MUST BE LICENSED?

Part 2 of the Housing Act 2004 requires the licensing of higher risk Houses in Multiple Occupation (HMOs).

An application for licensing must be made if:

- The property is three or more storeys.
- The house is occupied by five or more persons.
- The house is occupied by more than five persons who form more than two households.
- The occupants share facilities, such as a kitchen, bathroom and toilets.

A household, for example, can be a single tenant, or a couple or parent(s) with children.

Cost

The cost of a license is £300.
Registration is valid for five years.

WHAT ARE SPECIAL CONTROL PROVISIONS?

These are only taken in very rare, extreme circumstances.

Special Control Provisions require landlords to ensure that tenants do not cause nuisance or disturbance to neighbours or behave in a manner which gives cause to annoyance to neighbours. Failure to do this could result in revocation of a license or service of an occupancy direction.

WHAT IS THE EFFECT OF REVOCATION OR AN OCCUPANCY DIRECTION?

The effect of the revocation of a license is that landlords cannot replace tenants in the property or they will be prosecuted.

An occupancy direction will require that the landlord reduces the number of tenants to a level such that the Licensing Scheme does not apply i.e. less than five persons.

Enforcement

Refusal to license a property, if it is required, will be an offence and the landlord will be prosecuted.

East Cambridgeshire District Council's aim is to improve the quality of both accommodation and landlords in East Cambridgeshire.

Note:

Houses in Multiple Occupation which are not covered by a license will still be subject to the Council's minimum standards and the Housing Act 2004, Housing Health and Safety Rating System and the Housing Act 1985.