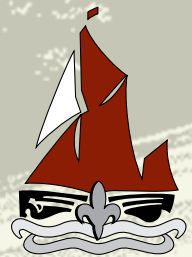


management of houses in multiple occupation (HMOs)



MALDON DISTRICT
COUNCIL

Do you own, manage or live in a house or flat in multiple occupation (HMO)?

If you do, this leaflet outlines what you can expect and what you need to do.

By legislation, the owner/managers must:

- Ensure the repair, maintenance, cleanliness and good order of the house
- Place a notice, within the dwelling, which contains the name address and contact telephone number of the person who manages the house
- Ensure that all means of escape from fire are kept free from obstruction and that fire doors, alarm systems, extinguishers, fire blankets etc, are maintained in proper working order
- Not unreasonably cause or permit the water supply or drainage system to be interrupted
- Not unreasonably cause gas or electricity supply to be disconnected to any unit of accommodation or common areas

In addition the manager must:

- Ensure that all common parts including gardens and shared amenities (kitchen, bathroom, toilet and laundry facilities) are kept in good repair, clean and free from rubbish and clutter
- Ensure that any part of the dwelling occupied by a resident is kept in good repair

NOTE: The manager is not required to repair any fault which arises from the deliberate action of the tenant

- Ensure that refuse and litter do not accumulate and that adequate refuse storage facilities are provided

The landlord has also certain duties to the Council:

- To advise the Council of the number of individuals living at the property

- To advise the number of individuals in each household
- To advise the purpose for which each room is being used
- To ensure that, if appropriate, a current licence from the local authority has been granted

The tenant must ensure that he/she:

- Does not unreasonably prevent managers from undertaking their duties under the regulations
- Allows the manager, at all reasonable times, to enter the accommodation for purposes connected with their duties under the regulations
- Provides the manager with the information they may reasonable require to carry out their duties
- Reasonably avoids damaging anything which the manager is required to keep in good repair
- Stores and disposes of litter and refuse in accordance with the arrangements put in place by the manager
- Advises the manager of any defect/condition which needs their attention


What happens if my landlord fails to run the house properly?

If your landlord fails to manage the property properly and fails to meet the requirements outlined above, you should contact Environmental Health at Maldon District Council as detailed at the end of this leaflet.

The property will then be inspected and the landlord may be asked to carry out the necessary works. It is an offence for a landlord to knowingly contravene or fail to comply with The Management of Houses in Multiple Occupation Regulations 2006.

It is also an offence for residents to misuse the property.

The Council's role is to ensure that properties let in multiple occupation are safe, kept in good repair and well managed and they have significant powers to make sure landlords comply with this requirement.



This guide is intended to provide basic advice and should you require any further details or wish to discuss specific situations please contact:

Environment Services at Maldon District Council

Email: customer.services@maldon.gov.uk

Web: www.maldon.gov.uk

Write: Princes Road, Maldon, Essex CM9 5DL

Tel: 01621 854477

This document can be made available in large print, braille, audio and other languages on request.