

# House in Multiple Occupation (HMO) / Licensing / Worcester City Council Accreditation Scheme

If you are considering letting to students, then it is important that you familiarise yourself with the Housing Act 2004, and in particular, the legislation surrounding HMO's. The definition of what constitutes a HMO is given below:

## What is a House in Multiple Occupation?

- An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet
- A house which has been converted entirely into bedsits or other non-self-contained accommodation, which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet facilities.
- A converted house which contains one or more flats which are not wholly self contained (ie the flat does not within it contain a kitchen, bathroom and toilet) and which is occupied by 3 or more tenants who form two or more households
- A building which is converted entirely into self contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one third of the flats are let on short term tenancies

Further information on HMO's and your responsibilities as a landlord of this type of property can be found by visiting Worcester City Council's website. Here you will also find the schedule of amenities required in relation to the number of people sharing a property: <http://www.worcester.gov.uk/index.php?id=2595>

## Do all HMO's have to be licensed?

There are two different types of HMO – ones that need to be licensed and ones that don't. Either way, you should contact Worcester City Council to inform them that you have a HMO.

## Licensable HMO

If your property has the following aspects, then you have a licensable HMO and this is subject to a fee. You should download a licence pack from Worcester City Council's website, or alternatively contact their Private Accommodation Standards Team. In obtaining a licence, your property will automatically become accredited, which will enable you to advertise the property with us, free of charge.

- 3 storeys AND
- 5 people or more, in more than one household AND
- Shared facilities

## Non - Licensable HMO

If your HMO does not fall into the above category, then you have a non-licensable HMO. You still however need to inform Worcester City Council that you own this type of property, and if you would like to advertise the property to University of Worcester students, the property will still need to be accredited.

Accreditation is free of charge and further information on how to become accredited can be obtained from: <http://www.worcester.gov.uk/index.php?id=2600>

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<http://www.worcester.ac.uk/your-home/accreditation-scheme-hmo-licensing.html>