

# HMO Management Regulations

The Management of Houses in Multiple Occupation  
(Wales) Regulations 2006

The Licensing and Management of Houses in Multiple  
Occupation (Additional Provisions) (Wales)  
Regulations 2007

# The regulations

- Made under S234, Housing Act 2004
- HMOs only
- 2006 regs for shared houses & bedsits
- 2007 regs for flats
- Essentially identical

# Advantages

- Covers a lot & not specific
- Covers issues not available under Part1 (e.g. dirty carpets & white goods)
- No requirement for HHSRS assessments
- Can be used for issues which would have a low HHSRS score
- No 'informal' then 'formal' notice
- No start period
- No appeal against works
- Direct offence.
- Unlimited fine per offence

# Notice v Management procedures

<b>Notice</b>	<b>Management</b>
Initial visit	Initial visit: Serious offences
Informal notice with timescale	Prosecution
Re-visit	Management letter
HHSRS assessment	
Formal notice with 28 day start period & timescale for completion	
Re-visit	
Encouragement correspondence	
Prosecution	

# Duty of manager to provide information

- Name (Landlord or agent)
- Address (May be C/O agent)
- Telephone number(s)
- (Email) (No legal requirement)
  
- Prominent position.

# Duty of manager to take safety measures.

- SS (1) to (3)
  - Keep escape routes clear
  - Maintained in good order & repair
  - Fire fighting equipment & fire alarms to be maintained
  - Means of escape notices (if provided) to be clear & prominent (Not required for <5 occupiers).

# Duty of manager to take safety measures.

- Roofs & balconies to be made safe or prevent access
- Windows with low cills to be guarded.

# Duty of manager to take safety measures.

- SS (4)
  - Protect occupiers from injury having regard to
    - Design
    - Structural conditions
    - Number of occupants



# Maintain water supply & drainage

- Must be kept in clean & working order
- Water storage tanks to be clean and covered
- Protection against frost damage
- No unreasonable interruptions to water supply or drainage.

# Supply & maintain gas & electricity

- Must submit gas or electric certificate within 7 days
- Must get electrics tested at least every 5 years
- No unreasonable interruptions to gas or electricity supplies.

# Common parts, fixtures, fittings & appliances

- Common parts to be clean (inc decorative repair) & free from obstructions
- Handrails to be provided and maintained
- Windows & other ventilation to be maintained
- Lighting to common areas
- Common appliances to be safe & working.

# Common parts, fixtures, fittings & appliances: Gardens

- Outbuildings, yards, forecourts, gardens, boundary structures to be kept tidy and in repair.

# Living accommodation

- Clean at the beginning of a tenancy
- Maintain internal structure
- Fixtures, fittings or appliances to be maintained
- Windows & other ventilation to be maintained.

# Refuse

- Sufficient receptacles
- Disposal arrangements.

# When a property may be referred for a direct prosecution

- Fire alarm defective for >3 weeks
- Dangerous electrics
- Questionable gas installation
- Defective heating/hot water system (>7-10 days)
- Failure to submit certificates within 7 days
- Dangerous layout
- Seriously insecure.