

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

The Houses in Multiple Occupation (HMO) Management Regulations place certain duties on the managers and the occupiers of the HMO.

1. Duty of Manager to provide information to occupier

Each household in the HMO must have the manager's name, address, and any telephone number. These details should be displayed in a prominent position in the HMO

2. Duty of Manager to take safety measures

- 1) The Manager must keep all Means of Escape (i.e. final exit doorways, hallways, entrance halls) free from obstruction and maintained in good order and repair
- 2) The Manager must maintain any fire fighting equipment and fire alarms in good working order
- 3) The Manager must ensure all notices indicating the location of the means of escape from fire are displayed in positions within the common parts of the HMO that enable them to be clearly visible to all occupiers.
- 4) The Manager must take all such measures that are reasonably required to protect the occupiers from injury having regard to, the design, structural conditions and numbers of flats or occupiers in the HMO.
- 5) The Manager must take reasonable measures to make safe or prevent access to any roof or balcony that is unsafe.
- 6) The Manager must ensure bars or other safeguards are provided to windows where the sill is at or near floor level to protect the occupiers against accidents.

3. Duty of manager to maintain water supply and drainage

The Manager must ensure any tank or cistern used for the storage of water is covered and any water fitting is protected from frost damage.

4. Duty of manager to supply and maintain gas and electricity

- 1) The Manager must supply the Council a copy of the latest gas appliance test certificate if required to by the Council
- 2) The Manager must ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years, and provide a certificate to the Council on demand
- 3) The Manager must not unreasonably cause the gas or electricity used by any occupier to become interrupted.

5. Duty of manager to maintain common parts, fixtures, fittings and appliances

- 1) The Manager must keep the common parts of the HMO in good and clean decorative repair, maintained in safe and working condition and kept reasonably clear from obstruction.
- 2) The Manager must ensure all handrails and banisters are kept in good repair, and additional handrails or banisters are provided where necessary for the safety of the occupiers,
- 3) The Manager must ensure any stair coverings are safely fixed and kept in good repair.
- 4) The Manager must ensure all windows and other means of ventilation within the common parts are kept in good repair
- 5) The Manager must ensure the common parts are fitted with adequate light fittings
- 6) The Manager must ensure that fittings or appliances used in common by two or more households are maintained
- 7) The Manager must ensure any out buildings, yards and forecourts, gardens, which are used in common by two or more households living within the HMO are maintained in repair, clean condition and good order.

- 8) Any garden belonging to the HMO is kept in a safe and tidy condition
- 9) Boundary walls, fences and railings (including any basement area railings) in so far as they belong to the HMO are kept and maintained in a good and safe repair.

6. Duty of manager to maintain living accommodation.

- 1) Manager to ensure living accommodation and any supplied furniture are in clean condition at beginning of occupation.
- 2) The Manager must ensure the internal structure, fixture, fittings, appliances, windows and means of ventilation are kept in good repair.

7. Duty to provide waste disposal facilities

The Manager must provide sufficient bins for storage of refuse pending disposal.

8. Duty of Occupiers of HMOs

- 1) Occupiers must not hinder or frustrate the manager in performance of his duties.
- 2) Occupiers must allow reasonable access;
- 3) Occupiers must provide manager with information reasonably required for carrying out of duties;
- 4) Occupiers must take reasonable care to avoid causing damage
- 5) Occupiers must store and dispose of refuse in accordance with arrangements
- 6) Occupiers must comply with reasonable instructions of manager in respect of Means of Escape or prevention of fire

Any person who fails to comply with the regulations commits an offence under Regulation 234 (3) of the Housing Act 2004 punishable on summary conviction with a fine not limited by statute or by a financial penalty imposed by the local housing authority.