



HMO Licencing Requirements

1st October 2018

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As of 1st October 2018, the statutory definition of an HMO will be changing. There will be no requirement for an HMO property to have 3 stories, however the remainder of the definition remains the same; a property occupied by 5 or more people forming 2 households requires a Mandatory Licence. However, it is important to note even if the property doesn't meet the criteria for Mandatory Licencing, Local Authorities may still operate Discretionary Licencing.

Is a Mandatory Licence required?



Security

Standard Property (not MUB)

Whilst in this scenario there are 5 or more persons, they are related. This means they are one household by definition and this doesn't require an HMO Licence.



Security

Standard Property (not MUB)

Occupied by 5 or more people e.g. students or professionals, will require a mandatory licence as this is deemed to be 2 or more households.

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3

Freehold
Property - 2 units

3 people

1 person



Security

Freehold property split into 2 self-contained units

Does not require a Mandatory licence if there are 4 or less occupants in total. This can go on an individual product.

4

Freehold
Property - 2 units
sharing facilities

3 people

2 people



Security

Freehold property split into 2 flats that are NOT fully self-contained.

Will require Mandatory licencing as there are a total of 5 occupants making up 2 households. HMO product is required.

5

Freehold
Property - 3 self
contained flats

2 people

3 people

4 people



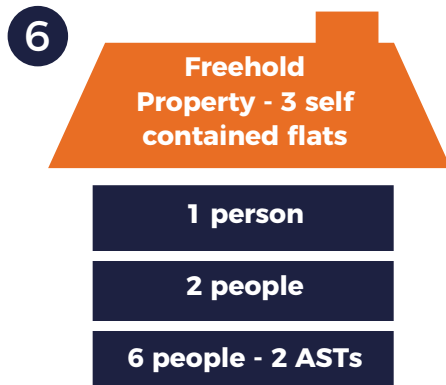
Security

Freehold property split into 3 self-contained units.

Will require HMO/MUB product but, as none of the units is occupied by 5 or more people, this does not require Mandatory licencing.

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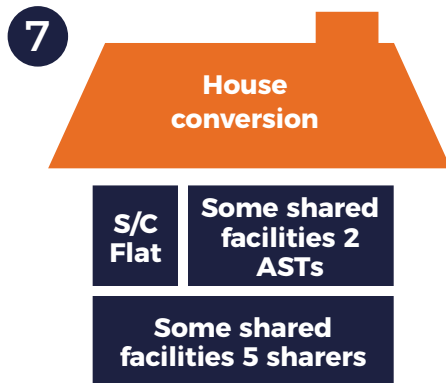
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Security

Freehold property split into 3 self-contained units.

Will require HMO/MUB product under Fleet's criteria. However, only the unit that is occupied by 5 or more persons forming 2 or more households will require a Mandatory HMO Licence.



Security

is a House where part of it has been converted.

Will require HMO/MUB product and Mandatory Licence due to shared facilities and 5 or more persons forming 2 or more households. Mandatory licencing does not apply to converted blocks of flats. (E.g. an ex office block converted into flats.) Individual units meeting the 5 person/2 household test will require a Mandatory licence.



Security

Leasehold Flat (Purpose built)

A Purpose- built flat situated in a block of comprising 3 self-contained flats is subject to Mandatory Licencing if the flat is occupied by 5 or more persons, forming 2 or more households.