

Simplified Guidance Note on HMOs in Bournemouth

What is an HMO ? The Council's Housing Department regards any property with 3 or more *households* sharing the property as an HMO (one household means a couple ,a family or an individual).

Does my HMO have to be licensed ? If the rented property has 5 or more occupants then yes you must contact the Council to obtain a license.

The council encourage landlords to license all their HMO's, including 3 and 4 bed properties, by offering an accreditation award scheme with discounted fees for accredited landlords. However it is only compulsory for properties with 5 or more occupants.

What regulations do I have to meet ? If your property does not require a license (ie 3 or 4 occupants) you must still comply with The Management of HMO regulations which is available from the council web site but summarized as follows:

- Fire fighting equipment available
- Escape routes labeled
- Windows & Doors secure
- Water supply and drainage kept in good order
- Gas Safety Certificate every year
- Electrical Safety Test every 5 years
- Communal areas & lighting well maintained
- Refuse collection maintained

If your property requires a license (ie 5 or more occupants) then you must comply with the above regulations plus additional requirements which will be assessed as part of licensing but would include:

- Fire doors
- Mains wired fire alarms
- Fireproofing cupboards and electric meters in escape routes

Do I need approval to use my property as an HMO ? If the property has changed use from a normal residence (C3 use) to an HMO (C4 use) since December 2011 then yes it does need planning approval from the council. An application must be made to the Planning Dept. *NB For planning purposes The Planning Department define an HMO as 3 or more unrelated people (not households) sharing a property.*

What about lodgers ? You can have up to 2 unrelated lodgers in your own home without the need for approval or to comply with HMO regulations.

FOR FURTHER HELP PLEASE CONTACT OUR LETTINGS MANAGER ON 01202 533377

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