

# Management of houses in multiple occupation



torbay housing  
partners ip



## Management

Requirements concerning the good order and management of HMOs are covered by the Management of Houses in Multiple Occupation (England) Regulations 2006

These regulations will come into force in July 2006 and are applicable to all HMOs, not just licensable HMOs, (except "converted blocks of flats"). The following items are covered by the Regulations.

The manager of an HMO must ensure:

### 1. Information

- His name, address and telephone number (and emergency contact details if different) are available to all occupants.

### 2. Safety measures

- The means of escape from fire in the HMO is free from obstruction and maintained in good order and repair.
- All fire fighting equipment and fire alarms are maintained in good working order.
- Signs to indicate means of escape from fire are displayed.
- Reasonable measures are taken to protect occupants from injury.

### 3. Water supply and drainage

- The water supply and drainage system is maintained in a good, clean and working condition.
- Any tanks used for storage of water for drinking purposes are kept covered, clean and in working condition.
- Every part of the water supply and drainage system is protected from frost damage
- Water supply or drainage is not interrupted unnecessarily.

### 4. Supply and maintenance of gas and electricity

- Every gas installation is tested annually (must be carried out by a Gas Safe Registered Engineer).
- The electrical installation is tested at least every 5 years. (This must be carried out by an IEE recognised engineer).
- The gas or electricity supply is not unnecessarily disrupted.

### 5. Common parts and installations

- All common parts and installations are kept in a good, safe, clean and working condition and kept reasonably free from obstruction.
- Handrails and banisters are kept in good repair.
- Stair coverings are safely fixed and in good repair.
- All windows and other means of ventilation in common parts are in good repair.
- Common parts have adequate lighting available to all occupants.
- All installations used by occupants are in good and safe repair.

### 6. Living accommodation

- Each unit of living accommodation and any furniture is supplied in a clean condition at the beginning of a persons occupation.
- Each unit of living accommodation is maintained in good repair
- Every installation in the unit is kept in good repair, clean and in good working order
- Every window and other means of ventilation is kept in good repair.

### 7. Waste disposal facilities

- Sufficient arrangements are provided for storage, collection and disposal of refuse and litter.

### 8. Responsibilities of others persons

- Managers do not have to do anything with regard to the gas and electricity supply that is the responsibility of the local authority or any other person, other than bring any faults to their attention promptly.
- There is no duty on a manager to repair or maintain anything which the occupant is entitled to remove from the house.



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## Occupiers of HMOs must:

- Not hinder the manager in performance of his/her duties.
- Allow the manager to enter living accommodation to carry out his/her duties. (The arrangement to enter should be at a mutually convenient time and preferably be in writing, giving 24 hours notice)
- Provide the manager with any information required to allow him/her to carry out his/her duties.
- Comply with instructions from the manager in respect of means of escape from fire, the prevention of fire and the use of fire equipment.

This document can be made available in other languages, on tape, in Braille, large print and in other formats.

For further information call [01803 208717](tel:01803 208717).

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