

Information Sheet

HMO (Houses in Multiple Occupation Regulations)

Summary

The Regulations aim to increase the protection for tenants and neighbours by making sure accommodation is safe, well managed and of good quality. A property requires to be licensed if it is occupied by four or more residents, belonging to more than one family. From the 30th September 2003 the number reduces to three or more residents. A licence application form can be obtained from City of Edinburgh Council, Licensing Section, 343 High Street, Edinburgh EH1 1PW.

Application for a license must be submitted with the appropriate fee*, four copies of a plan of the property, a copy of the tenancy agreement and a copy of rental records. An inspected team made up of officers from Lothian and Borders Fire Brigade, City Development (Property Management) and Environmental and Consumer Services will arrange to visit the property. Thereafter a report will be issued from City of Edinburgh Council detailing any upgrading works required. In short the following areas are considered:

- Space. Adequate space must be available for the number of people living in the property.
- Kitchens. Adequate sinks, cookers, food storage and preparation areas must be available.
- Sanitary Facilities. Adequate toilet, bath or shower facilities should be provided.
- Water Supply and Drainage. Must be safe and hygienic and supply sufficient hot and cold water.
- Heating. Each bedroom and living room must have sufficient heating.
- Lighting and Ventilation. Adequate lighting and ventilation (either natural or mechanical, depending on the room) must be supplied to each room.
- Fire Safety. All properties must be provided with adequate means of fire detection.
- Fire Doors. A crucial part of fire safety in an HMO is the provision of self-closing fire doors to protect escape routes. Doors may require to be upgraded to provide 30 minute fire resistance.
- Electrical Safety. An electrical safety inspection is required.
- Gas Safety. A gas safety inspection is required.
- Fire and Furnishings. All furnishings must comply with current regulations.
- Condition of Property. Property must be in good repair.
- Tenancy Agreement. An appropriate tenancy agreement should be in place.

Properties with six or more occupants may require planning permission and/or building warrant for change of use.

A booklet containing full details of the HMO process can be obtained from EPM or direct from City of Edinburgh Council.

In practice EPM have found the license application process, although time consuming, to be reasonably straightforward. In most cases some work is required in order to meet the regulations however thereafter it should be a matter of maintaining the safety requirements in order to comply with renewals. EPM can arrange the application process on your behalf. Please ask for an estimate.

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Application Fee

5 or more occupants - £560.00 (£400.00 renewal)

4 or more occupants - £520.00 (£360.00 renewal)

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