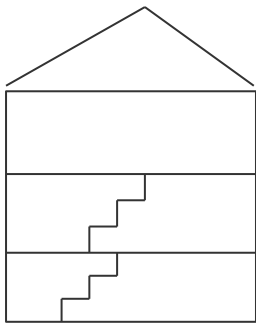
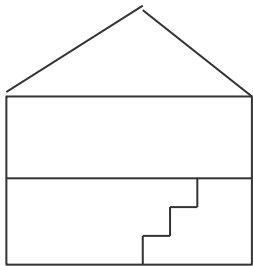


## Examples of properties to be licensed under the additional HMO scheme:



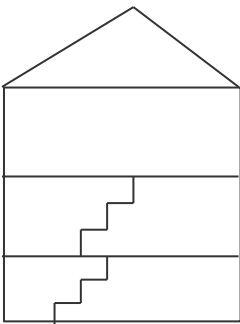
A purpose built block of flats. One of the flats is rented to three unrelated tenants so the flat itself is an HMO

Additional licence required for the HMOs



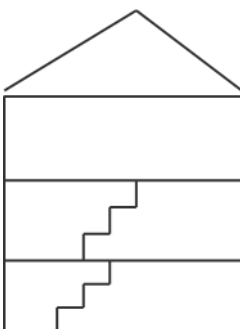
A two storey house rented to four friends sharing. The whole house is an HMO

Additional licence required for the HMOs



A building converted into five self-contained flats. The building conversion (into flats) did not meet the requirements of the Building Regulations 1991 (or later). The whole building and flats are owned by the freeholder, none are owner-occupied. The entire building is an HMO

The freeholder requires an additional licence for the common parts and all the flats of the HMO



A building converted into five self-contained flats. The building conversion (into flats) did not meet the requirements of the Building Regulations 1991 (or later). The whole building and flats are owned by the freeholder, none are owner-occupied. Two of the flats have 4 friends sharing the flat and three are occupied by a family. There are 2 flats in multiple occupation and the building is a HMO

The freeholder requires three licenses for this property one for the common parts and three flats occupied by families and one each for the flats in multiple occupation.

**Further examples of HMOs are included in the additional scheme are:**

Property description	Likely occupiers
<p><b>Bedsits or rented rooms</b></p>	<p>Individuals such as students or working professionals with no familial or relationship connection to each other. The landlord rents each room separately. The tenant only has exclusive use of their own room, although there are likely to be shared facilities such as kitchens, bathrooms or toilets. Or there may be facilities which are for the tenant's own use but not within the room.</p> <p><b>Three or more sharers living as above in a house or flat require a licence.</b></p> <p>NB: This includes the right to buy properties</p>
<p><b>Shared houses or flats in multiple occupation</b></p>	<p>Often rented by a group of students or professionals on one tenancy contract. The group will typically know each other when they move in and choose replacement tenants when someone moves out.</p> <p><b>Any shared house with three or more sharers living as above requires a licence.</b></p> <p><b>Any shared flats under the control of a leaseholder with three or more sharers living as above require a licence.</b></p> <p>NB: This includes right to buy properties</p>
<p><b>Resident landlord with lodgers</b></p>	<p>The owner lives on site and rents out rooms to more than two lodgers. Occupiers may share meals with the owner, or have meals included, or they may live independently.</p> <p><b>Any resident landlord with three or more lodgers requires a licence</b></p>

<p><b>Buildings converted into self-contained flats or studios. The conversion (into flats) did not comply with the Building Regulations 1991 (or later), and less than half of the flats are owner-occupied</b></p>	<p>This does not apply to buildings which were originally built as self-contained flats – only those that were subsequently converted.</p> <p>The scheme applies to freeholders who own/ control converted buildings.</p> <p><b>A freeholder who owns/controls the common parts of a converted building where the flats are owned by separate leaseholders must apply for a ‘common parts’ licence.</b></p> <p><b>A freeholder who owns a converted building and owns/rents any of the flats within it must apply for ‘common parts and flats’ licence.</b></p> <p>NB: If one of the flats within the building is itself a flat in multiple occupation, then this will need an independent licence.</p>
<p><b>Buildings with a mix of residential and commercial units</b></p>	<p>In a building with mixed residential and commercial units, where the property is more than three stories and if the converted flats do not meet Building Regulations 1991 (or later) and less than half of the flats are owner-occupied.</p> <p><b>Must apply for a s257 licence</b></p>
<p><b>Student accommodation</b></p>	<p>This includes purpose-built flats and cluster flats occupied solely by students that are not owned or managed by an exempted educational establishment. Parts of the building will have shared facilities such as kitchens, bathrooms, and toilets.</p>
<p><b>Hostels</b></p>	<p>This would include hostels managed by charities and refuges for people seeking refuge from domestic abuse. Other hostels, such as those used for the homeless, etc., will be treated on a case-by-case basis. (A hostel or night shelter providing accommodation to homeless people may be an HMO because, even if the accommodation is overnight, it will be the occupants' only residence).</p>