

Croydon Mandatory Houses in Multiple Occupation Licensing Current licence conditions.

HMO licence conditions

Property address:

General

The licence is valid for a period of 5 years from the date on the licence. Relevant time periods for compliance with conditions (if any) are indicated adjacent to that condition.

A written statement of the terms of occupation must be provided to all occupiers of the house.

The maximum number of people allowed to occupy this **hostel / bedsit / shared house*** (delete as necessary) is:

xxx

The permitted number per room are as follows:

Room	Number of people

Section 1

1.1 Gas safety

There must be a valid gas safety certificate (if applicable) at all times during the period of this licence. Copies of the annual test certificates must be sent to the Council within 14 days of issue.

1.2 Electrical safety and furniture safety

All electrical appliances and furniture supplied by or on behalf of the Licence Holder must be kept in a safe condition and meet the requirements of the relevant British Standard. As and when required, the licence holder must make a declaration as to the safety of the furniture and appliances.

1.3 Smoke alarms and carbon monoxide alarms

A smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation. All smoke alarms or fire detection systems within the house must be maintained in good working order at all times during the period of this licence. Copies of the annual test certificates must be sent to the Council within 14 days of issue. As and when required, the licence holder must make a declaration as to the positioning and operation of the smoke alarms.

A carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance. Keep any such alarm in proper working order; and supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm.

1.4 Personal washing facilities

All baths, showers and wash basins must be provided with an adequate supply of cold water and constant hot water.

1.5 Anti-social behaviour

The Licence holder shall take such reasonable and practicable steps as are necessary to prevent or reduce anti-social behaviour by persons occupying or visiting the house. This must include working with the Metropolitan Police and the London Borough of Croydon to resolve such problems, and a clause in the tenancy or occupancy agreement to make it clear to tenants that they must not behave in a way that causes nuisance or distress to any other person in the HMO or locality of the HMO.

1.6 Changes to type of tenure

The Licence holder shall inform the London Borough of Croydon of any changes to type of tenure that the property is to be used for, as changes in tenure may require the licence to be varied.

1.7 Additional facilities required (delete as necessary)

- Provide adequate means of space heating to the following units:

- Provide an additional toilet and wash basin in a separate room.

- Provide a wash hand basin, with splash back, to the following units:

- Provide adequate heating to the bathroom(s).

- Provide additional kitchen facilities in a room suitable for the purpose. Each set to comprise the following:
 - Sink with draining board and adequate supply of cold and constant hot water
 - Cooker with 4 burners, oven and grill
 - 4 electric sockets
 - Adequate worktop
 - Adequate storage cupboards for food and utensils
 - Refrigerator with an adequate freezer compartment (or separate freezer)
 - Adequate facilities for the disposal of refuse
 - Adequate extractor fan and a fire blanket adjacent to the cooker

Section 2

Section 2 does not apply to an HMO which is managed by a charity registered under the Charities Act 2011 and which is a night shelter, or consists of temporary accommodation for persons suffering or recovering from drug or alcohol abuse or a mental disorder.

This section applies in relation to an HMO in England in respect of the first licence granted on or after 1st October 2018 in relation to the HMO, regardless of whether a licence was in force in relation to the HMO immediately before that date.

2.1 Minimum room sizes

The table below shows the required minimum room size standards within the London Borough of Croydon.

	Bedsit room containing kitchen facilities only	Bedsit room containing en suite facilities only	Bedsit room where shared kitchen and bathroom facilities are in a separate room	Shared house where kitchen and bathroom facilities are in a separate room and there is a communal living room
Single room	13.5m ²	12.5m ²	10m ²	6.5m ²
Double room	18.5m ²	17.5m ²	15m ²	10.2m ²

- Rooms used as sleeping accommodation by one person over the age of 10 must be at least 6.5m².
- Rooms used as sleeping accommodation by two people over the age of 10 must be at least 10.22m².
- Rooms used as sleeping accommodation by one person under the age of 10 must be at least 4.64m².
- Rooms less than 4.64m² cannot be used as sleeping accommodation.
- The licence holder must notify the local housing authority of any room in the HMO with a floor area of less than 4.64m².
- Maximum numbers of people permitted as specified in the licence must not be exceeded regardless of whether the person is over or under the age of 10.
- With regards to the permitted number of people using a room as an HMO, this does not include visitors of an occupier.
- A room is used as sleeping accommodation if it is used as a bedroom, whether or not it is also used for other purposes.
- Any part of the floor area of a room where the height is less than 1.5 metres should not be taken into account when determining the floor area of that room.

2.2 Household waste

The licence holder must comply with any scheme which is provided by the local housing authority which relates to the storage and disposal of household waste at the HMO pending collection.

2.3 Time for compliance with conditions under section 2

If the local housing authority consider that, at the time the licence is granted, the licence holder is not complying with one or more of the conditions of the licence imposed, the authority will grant the licence holder a period of not more than 18 months to comply with the condition/s.

During the compliance time:

- a) The local housing authority may not revoke the licence for a breach (or repeated breach) of any condition of the licence specified in the notification.
- b) The licence holder does not commit an offence under section 72(3) in respect of any failure to comply with such a condition, and
- c) The local housing authority may not impose a financial penalty under section 249A on the licence holder in respect of such a failure.

These exemptions do not apply if, the licence holder was convicted of an offence under section 72(2) or (3) in relation to the HMO before the licence was granted.

Notes

Anyone failing to comply with licence conditions commits an offence punishable on summary conviction to an unlimited fine per offence. A Civil Penalty Notice of up to £30,000 is an alternative sanction available to the local authority.