

Additional HMO licensing Newsletter

Summer 2015

This newsletter is from B&NES Housing Services and is designed to provide you with an update of the Additional Licensing Scheme and other relevant housing information which we hope you find useful.

Additional licensing scheme update

We are very pleased to say that all the final licences have now been served with the exception of any new ones that have just come in. Thank you for your patience during this busy time.

There are currently 1006 HMOs in the scheme and we have carried out 1,400 inspections. From those inspections we have found the following...

- 83% of HMOs required works
- 29% of HMOs required enforcement follow up
- 14% of HMOs had dangerous layouts
- 13% had small rooms requiring improvement
- 8% of HMOs required a full fire alarm system and 47% required an upgrade
- 6% of HMOs were fully compliant

Gardens, recycling and rubbish

We have developed some guidance to help manage expectations and to help landlords meet the licensing conditions that cover gardens and rubbish.

Electronic copies available: www.bathnes.gov.uk/hmos under 'HMO standards and guidance'

Feedback on the guidance is welcome.

Where can I find out more?

A lot of rumours often go around so please contact us to clarify any queries or concerns you may have.

Web:

www.bathnes.gov.uk/hmos

Email:

hmo_licensing@bathnes.gov.uk

Tel:

01225 396 444

Energy at Home - Grants of up to £6,000



Do you need to upgrade the energy performance of your rental property?

Landlords can now use the Council's Energy at Home scheme to make heating and energy efficiency improvements to their properties.

Measures available include new boilers, heating controls, insulation, windows, external doors, solar panels etc.

Contact the B&NES Energy at Home Advice Service:

Tel: 0800 038 5680; Email:

advice@energyathome.org.uk

www.energyathome.org.uk; @myEnergyatHome

Monday-Friday 9am-6pm; Saturday 9am-12pm

**Bath & North East
Somerset Council**

Legislation update

- **Smoke & carbon monoxide alarm regulations:** Expected to require smoke alarms in all rented properties from Oct 2015 – [FAQs](#)
- **Protection from retaliatory evictions:** New tenancies starting after 1st Oct 2015 will be subject to regulation designed to give tenants greater security. [Overview from the Deregulation Act.](#)
- **Energy efficiency regulations:** From April 2016 tenants will be able to request energy efficiency improvements from landlords. [More information.](#)

Completing works

We appreciate that works cost money and take time to organise. That being said, we want to thank all the landlords who have made really positive progress on completing works, many of which have been completed well before time.

Even the simplest improvements e.g. changing locks so the door can be easily openable in the event of a fire or fixing handrails, really benefit the safety of tenants.

Unlicensed HMOs

So far we have issued 10 Simple Cautions (formal police cautions) to landlords who have failed to apply for licences on time.

We are continuing our work to identify unlicensed HMOs in the area and have dedicated officers working on this.

If you know of any HMOs which are operating without a licence, please email us with the details to hmo_licensing@bathnes.gov.uk so we can investigate.

Give us feedback

Tell us what you think by completing our 5 minute survey www.surveymonkey.com/s/hmos

Fire Service landlord events – FREE carbon monoxide alarms

Avon Fire and Rescue Service are running a number of landlord events over the next few months to promote the new smoke alarm and carbon monoxide alarm regulations expected to come into force on 1st October 2015.

The new regulations will require smoke alarms on each floor of every rented property and carbon monoxide alarms in all rooms containing a solid fuel appliance.

To assist landlords to meet these new regulations, the fire service will be giving away free battery smoke alarms and carbon monoxide alarms. (Note: battery smoke alarms are not suitable for HMOs).

Landlords can visit Bath Fire Station on the following dates: 14th July, 11th August, 1st and 29th September 2015 where fire safety officers will be available from 10am until 2pm.

[More details and information](#)

[FAQs](#)