

This newsletter is from B&NES Housing Services and is designed to provide you with current information relevant to your Licensed HMO.

## HMO Licensing in Bath and North East Somerset

The Council has two HMO licensing schemes in B&NES covering around 10% of the private rented stock:

- Mandatory licensing which covers all HMOs with 3 or more floors and 5 or more people sharing facilities (such as a bathroom or kitchen). There are currently 450 properties in the mandatory scheme across the whole of B&NES.
- Additional licensing which covers all HMOs with shared facilities (regardless of size) in the Oldfield, Westmoreland and Widcombe area. There are just over 1,000 properties in the additional scheme.

## Gardens, recycling and rubbish

We have developed some guidance to help manage expectations and to help landlords meet their obligations regarding gardens and rubbish.

Electronic copies available:  
[www.bathnes.gov.uk/hmos\\_](http://www.bathnes.gov.uk/hmos_) under 'HMO standards and guidance'

Feedback on the guidance is welcome.

## 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 for more information:

- Tel: 0800 038 5680 (Monday-Friday 9am-6pm; Saturday 9am-12pm)
- Email: [advice@energyathome.org.uk](mailto:advice@energyathome.org.uk)
- Web: [www.energyathome.org.uk](http://www.energyathome.org.uk)
- Twitter: @myEnergyatHome

## Legislation update

- **Smoke & carbon monoxide alarm regulations:** Expected to require smoke alarms in all rented properties from Oct 2015.
- **Protection from retaliatory evictions:** New tenancies starting after 1<sup>st</sup> Oct 2015 will be subject to regulation designed to give tenants greater security.
- **Energy efficiency regulations:** From April 2016 tenants will be able to request energy efficiency improvements from landlords.

Contact Housing Services for more information.

## Unlicensed HMOs

We are continuing our work to identify unlicensed HMOs in the area and we 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](mailto:hmo_licensing@bathnes.gov.uk) so we can investigate.

## 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, Cleveland Bridge, Bath, BA2 6PU 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 information is available from: <http://www.avonfire.gov.uk/business-safety/fire-safety-for-landlords> or by contacting 01179 262061

## Give us feedback

Tell us what you think by completing our 5 minute survey

[www.surveymonkey.com/s/hmos](http://www.surveymonkey.com/s/hmos)

**Bath & North East  
Somerset Council**

## 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](http://www.bathnes.gov.uk/hmos)
- Email: [hmo\\_licensing@bathnes.gov.uk](mailto:hmo_licensing@bathnes.gov.uk)
- Tel: 01225 396 444