

HMO Licensing Newsletter – November 2020



Planning Dual Use permission

If you have an HMO but finding it difficult to let the property as a shared house, you can now apply for a **Dual Use Permission** from the planning department; once granted the property could be let to a single family without losing its HMO status. The property could be then let to a single family or a group of unrelated people during the period when the permission is valid.

If Dual Use Permission is granted, landlords will be required to update the Housing Standards Team each time the property switches between an HMO to a single household and back again. For more information, visit [HERE](#)

Duty officer

As our team is still working from home, duty officers use mobile phones to speak to the public. However, you can still use 01225 396444 to contact us and your call will be transferred to one of us. You can also call directly, the numbers for duty officers can be found [HERE](#).

Landlord's routine inspections of HMOs

This is a reminder that you can find details of what to check when inspecting your properties in our [HMO Management Checklist](#).

Anti-social behaviour

There have been an increased number of complaints from residents regarding noise from student properties. Please ensure that each HMO tenant signs the Undertaking of good practice document that can be found [HERE](#)

[The Good Management Code of Practice](#)

The licensed HMO must be managed in accordance with The Good Management Code of Practice. Please remember to give immediate neighbours of your HMOs your contact details (a contact telephone number, address or email address), in case they need to report to you any instances of anti-social behaviours.

Coronavirus (COVID-19) Guidance for Landlords and Tenants

The National Guidance advising about the rent and mortgage payments as well as repairs, maintenance and health and safety is available [HERE](#)

MEES and new grant available

From April 2020 it has been a legal requirement that all rented homes are rated EPC A, B, C, D or E to meet the Minimum Energy Efficiency Standards. Any landlords with properties that do not meet the standard must put arrangements in place or face enforcement action. The Council has a low cost loan available to landlords to help fund the cost of works and where occupants have a

joint income of less than £30,000 per year, a grant is available. For information about the cost of improvements or registering an exemption, visit [HERE](#)



For energy saving home improvements

Bath & North East Somerset Council

Improving People's Lives

Does your home have an Energy Performance Certificate rating of E, F or G?

Improve the energy performance of your home and help make a difference across B&NES

Owner occupiers, renters and landlords

Grants available for eligible* households living in E, F or G homes to fund green affordable warmth improvements.

*includes joint annual income under £30,000

Contact us for more information:

www.energyathome.org.uk

0800 038 5680

energyathome@bathnes.gov.uk



Energy Performance Certificate	No. of homes (Jun 2020)
A	72
B	7514
C	11975
D	18722
E	8786
F	2309
G	579
No EPC**	23558

**An EPC survey can be included as part of the grant where a cold home has no EPC.



insulation

renewable energy

low carbon heating

Improving the energy performance of privately rented homes consultation

Visit [HERE](#) if you would like to take part in the consultation to upgrade private rented sector homes to Energy Performance Certificate (EPC) Band C by 2030. The consultation closes on 30th of December 2020.

Waste

Please share the following [link](#) with your tenants about waste recycling in Bath and North East Somerset Council.

