

HMO licensing Newsletter

March 2019

Mandatory and Additional HMO licensing

Within the last six months we have received over **1700** applications for new mandatory licensing HMOs, new additional licensing HMOs and renewals of existing licences. We have acknowledged over 60% of the applications so far and hoping to be in touch with every landlord within the next 2 months. Once the applications are validated, our housing support officers will arrange a pre-licensing inspection to identify any areas where the licensing requirements are not met. The inspecting officer will then draft a proposed licence and follow up to address any problems. Applicants will then be sent a copy of the proposed licence for comments.

We strongly advise any HMO landlords to apply for a licence as soon as possible, if for any reason they have not already done so. Please note that all HMOs in Bath now require a licence to operate from the Council. This [link](#) will take you to our web page.

Rent Repayment Orders

Tenants are now able to apply to recover rent (up to 12 months), where HMOs are/were operating without a licence and the landlord has not submitted a licence application to the Council. Our officers will inform occupants of unlicensed properties that they are eligible for a Rent Repayment Order.

Spring is here

Please see our updated [Guidance](#) on compliance with HMO Licensing conditions. We would like to remind landlords that the gardens should be kept in a reasonable condition.

Homes (Fitness for Human Habitation) Act 2018

On 20 March 2019 a new law came into force to make sure that rented houses and flats are 'fit for human habitation', which means that they are safe, healthy and free from hazards that could cause serious harm.

This new law will help tenants take their own action to improve sub-standard properties.

If rented houses and flats are not 'fit for human habitation'; tenants could take their landlords to court. The court can make the landlord carry out repairs or put right health and safety problems. The court can also make the landlord pay compensation to the tenant.

Guidance can be found [HERE](#).

Our checklist to be completed during your quarterly inspection of your licensed HMO is now available [HERE](#).

This is a useful tool to establish what works are required in a licensed HMO.

Making contact

Due to a high volume of applications we request you visit our website for the answers to any questions rather than calling us first. Many of you are already doing this – thank you. You can also e-mail us on HMO_licensing@bathnes.gov.uk and we will respond as soon as we can.

If you have any questions regarding a recent inspection, please contact the case officer. Their details should be on the inspection letter and follow-up letters, schedules or reports).

Idox E-mail

If you have submitted an online application, you would have received an email from Idox as a confirmation. This email will be required by Universities, if you wanted to advertise your property through them.



This year Landlord Expo will take place on Tuesday the 2nd of April in Exhibition & Conference Centre at University of the West of England – same place as the previous events. There will be around 90 exhibitors and 15 seminars at this event which is supported by West of England Local Authorities including Bath and North East Somerset.

www.landlordexpo.co.uk