

Is your property covered by HMO Licence?

If you are an agent and believe the property you are letting might be an HMO, request a copy of an HMO licence from the owners.

If the licence is not issued yet, you can find out, if a landlord applied for a licence by asking owners for their confirmation email from Idox (online applications only) or checking with the Housing Standards team. You can also check on our website, if a property has an HMO licence, following the link:

<https://www.bathnes.gov.uk/webforms/hmo/>

Update – licensing

We have carried out most of the HMO pre-licensing inspections for properties that we have not inspected in the past – properties licensed for the first time. We also have been carrying out many renewal HMO licensing inspections and will continue doing so. As many properties have small bedrooms, we may include a licensing condition if they are below 6.51 m² floor area after checking the dimensions. We also check kitchen doors in mandatory licensable HMOs before issuing new licences, as now they need to be full fire doors.

We still have some licences to sign and for that reason we will put more resources to speed up this process. We are expecting to sign all remaining licences within 3-4 months.

To report an unlicensed HMO, visit [HERE](#)



26th March 2020

The Key to Staying Ahead

- The Largest Landlord Show in the South West
- Free seminars - no need to book
- Over 60 exhibitor stands
- Free parking
- Promotion of Expo to over 5,000 private landlords and agents
- Well established event in the private landlord & agent sector now in its 20th year
- Organised by the West of England Local Authorities
- Open to the public 11.00 till 18.00 hrs
- Exhibition & Conference Centre, University of the West of England, UWE North Entrance, Filton Road, Stoke Gifford, Bristol BS34 8QZ

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

Private sector landlords letting properties to single families will be required to have their properties' electrics inspected **every five years**, fix any serious problems and give tenants and the council a copy of the report. These regulations will match the Regulations for HMOs, where a requirement for a new Electrical Installation Condition Report exists.

The regulations will apply to all new tenancies from 1 July 2020 and all existing tenancies will be covered by the regulations from 1 April 2021.

The drafted publication can be found [HERE](#)

How to comply with the 2018 'Minimum Level of Energy Efficiency' standard (EPC band E)

The property you let, should have an adequate EPC or registered exemption. Please check the guidance [HERE](#)

Planning

If you have any queries regarding buying a property and obtaining planning permission to let it as an HMO, please contact the planning department rather than Housing Standards Team, as we are unable to answer your questions.