

HMO Amenity Standards Consultation 2022

The HMO Amenity Standards Consultation ran for 6 weeks from 8 June 2022 until 20 July 2022.

6 responses were received for the online consultation.

Q1

Names and addresses removed for data protection purposes.

Q2

Names and addresses removed for data protection purposes.

Q3

Please specify your client group (please tick all that apply)

Landlord;

Landlord;Licence Holder;

Landlord;

Landlord;

Landlord;

Landlord;

Q4

Personal washing facilities and WC's

This section has been removed and amended in line with The Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007 ('The 2007 Regulations'). Please note, this amendment does not impact on the Council's Locally Adopted Standards, which remain unchanged. A query had arisen as to whether en-suites count towards the total number of shared bathrooms required. En-suites are to be used solely by the occupier of the room the en-suite is located within, and do not count as a shared bathroom. As such, an amendment has been made to provide clarity over this. A further query had arisen in respect of the number of bathrooms required for the number of occupiers. A subtle change to the wording of the document has been made to provide clarity. We have added in the term 'complete bathrooms', which is defined within the document.

Please provide any positive or negative implications you perceive in relation to the above changes.

Clarity to the crossing of the t and dotting of the eye is always required as those who can will bend the rules. a bath room has a shower or bath, sink and toilet, on suite is for the use of one room. I think this has to be spelled out clear with no ambiguities. This is still a little vague.

None

Redacted

Unable to comment sensibly as you do not quote the existing wording nor the proposed wording in full

As long as the tenant who has exclusive use of the ensuite is removed from the number of tenants expected to share the communal bathrooms when determining sufficiency of facilities

Cannot retrospectively put washbasin in rooms. Can a WC be counted if it doesn't have a washbasin? Often there is not room to put one in. There are combined w/cs and washbasins but expensive. If required, Council should pay at least a large %age

Please provide any additional recommendations you may have regarding the above

When dealing with points like this you have to assume they will take liberties so be clear use simple sentences eg: A bathroom has a bath or shower suitable for a fully grown adult to use with toilet and hand basin. All in working order to comply, that means fitted connected to utilities such as legal sewage, hot and cold running water. You have to be certain there is no room to misunderstand.

None

Redacted

Re do this survey with the full context and wording quoted so we can all sensibly comment

Complete bathrooms could be misinterpreted. A toilet is often in its own small room. A shower may be in another small room. As long as one of those small rooms (preferably toilet) has a washbasin that is a complete set of bathroom equipment. It isn't a complete bathroom but would be more functional in an HMO as 2 tenants could simultaneously use facilities.

None

Q5

Facilities for the storage, preparation and cooking of food (shared facilities)

The standards have been updated to allow applicants to utilise the provisions of a dishwasher in replacement of an additional sink when it is not practical to install a further sink. This allows applicants to have more flexibility in this regard.

Please provide any positive or negative implications you perceive in relation to the above changes.

If there is no room for another sink there can be assumed the kitchen is too small, fitting a dishwasher reduces storage.

None - this makes perfect sense

Redacted

Good idea

I operate in a different authority area and this is the standard I've worked to for over 15 years. Certainly in category B HMOs it works well and a dishwasher is pretty much expected. Category A may be harder in practice and would be down to the mix of tenants in each house. The issues are who loads it, who unloads it, who buys the dishwasher tablets? Once the tenants have worked out the etiquette a dishwasher should be fine.

A dishwasher uses a lot of water. Best to remove and install a sink

Please provide any additional recommendations you may have regarding the above.

There should be a required floor and storage space per person.

None

Redacted

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Q6

Mandatory Requirements in HMOs - Space Standards

The Legislation is silent on the sharing of rooms by one or more households. So, to clarify the Council's position on the matter, going forward it is proposed that: No more than one household shall occupy any room used for sleeping accommodation (please see the Housing Act 2004 for the definition of a household).

Please provide any positive or negative implications you perceive in relation to the above changes.

There are rules regarding children of the opposite sex re bedrooms, this needs to be clarified to sex and age gender ect.

My concern would be for guests of tenants. HMO tenants will have boyfriends and girlfriends. Legislation should ensure there is provision for guests of tenants to occupy rooms with the tenants on a temporary basis.

Redacted

Define household - unmarried couple a household? 2 mates not?

Depends on room size and household composition. There are numerous adverts on SpareRoom for two friends wanting to share a room. Clearly there is a demand from young people wanting to keep living costs as low as possible. All of my HMO rooms are for single occupancy only but every time I advertise I get several enquiries from people wanting somewhere that will allow friends, partners, children or pets.

Agreed

Please provide any additional recommendations you may have regarding the above.

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Per #9

Redacted

Again you need to give full context and wording otherwise any contents are pointless

The two friends sharing would be impossible to control. How is a landlord supposed to know if they are friends or a couple?

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Q7

Additional miscellaneous amendments/recommendations

Are there any further changes you would wish to see implemented?

Yes

No

Yes

No

No

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If you selected Yes to the above question, please provide details of any further changes that you would wish to see implemented.

Local authority funding for regular checks on the houses and occupants. The legal ability to enforce building repairs.

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Redacted

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Are there any other areas of the document whereby you believe it would be advantageous for us to provide further clarity/detail?

Yes

No

Yes

No

If you selected Yes to the above question, please explain below.

The document should be made very clear and simple to avoid wriggle room, there should be strict size regulations houses.

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Redacted

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