

Restrictions on Term of HMO Licence

Generally, HMO licences are granted for 5 years. However, the licence period may be reduced in certain circumstances.

Examples of circumstances that may give rise to a HMO licence being granted for a reduced period or varying a licence to reduce the licence period.

1. Failure to comply with previous HMO licence conditions (where applicable).
2. Failure to comply with Planning requirements.
3. Council tax payments not up to date
4. Failure to comply with HMO management regulations.
5. History of substantiated complaints in respect of the property.
6. Failure to apply voluntarily for licence.

Other factors that may be considered:

- Non-compliance with Building Regulations.
- Failure to provide up-to-date certificates on time (for previous licences).
- No provision of written tenancy or licence agreements.
- The existence of significant hazards within the dwelling.
- Deliberately providing false or misleading information in a licence application.
- Where the licence is a renewal and the works required on a previous licence have not been carried out.
- Failing to notify relevant parties of an application.
- Underlying conduct leading to convictions/CPNs in respect of more than one property.
- Alterations to properties or subdivision of rooms without appropriate consents or approvals.
- Failure to provide an Electrical Installation Condition Report, or failure to remedy items listed within an Electrical Installation Condition Report as being 'danger present' or 'potentially dangerous'.
- Failure to provide a gas safety certificate or failure to remedy defects listed within a gas safety certificate.
- Defective doors and windows.
- Failure to protect a tenant's deposit.

Significant and/or numerous items of disrepair found at the time of inspection, examples of such disrepair often found during our licensing inspections include: -

- *Defective fire alarms.*
- *Damaged doors or frames, or latches that do not properly engage their keeps, or, where fitted, self-closing devices that do not engage the door's latch to its keep or missing intumescent strips and smoke seals.*
- *Ill-fitting windows, or broken glazing, or windows having broken sash cords or perished glazing putties or are otherwise defective.*
- *Broken or loose electrical fittings.*
- *Defective mechanical extract ventilation.*
- *Broken, loose or missing handrails and balusters to stairs.*
- *Excessively worn, torn or loose stair carpeting.*

It is accepted that things may break – what we do not expect to find during our inspection is evidence of lots of things that are broken or have clearly been so for a long time.

Each case will be looked at on its own merits.