
STATUTORY INSTRUMENTS

1992 No. 1725

The Housing (Northern Ireland) Order 1992

PART IV

HOUSES IN MULTIPLE OCCUPATION

Regulations prescribing management code

78.—(1) The Department may, with a view to providing a code for the management of houses in multiple occupation, by regulations make provision for the purpose of ensuring that a house is occupied in accordance with proper standards of management.

(2) Subject to paragraph (3), regulations under this Article may in particular, require—

- (a) the repair, maintenance, cleansing and good order of—
 - (i) all means of water supply and drainage in the house,
 - (ii) all means of escape from fire and all apparatus, systems and other things provided by way of fire precautions,
 - (iii) kitchens, bathrooms and water closets in common use,
 - (iv) sinks and wash-basins in common use,
 - (v) common staircases, corridors and passage ways, and
 - (vi) outbuildings, yards and gardens in common use;
- (b) the making of satisfactory arrangements for the disposal of refuse and litter from the house; and
- (c) that all means of escape from fire are kept clear of obstructions.

(3) The person managing the house shall only be liable by virtue of regulations under paragraph (2) to ensure the repair, maintenance, cleansing and good order of any premises outside the house if and to the extent that he has power or is otherwise liable to ensure those matters in respect of any such premises.

(4) Regulations under this Article may—

- (a) provide for keeping a register of the names and addresses of those who are managers of houses;
- (b) impose duties on persons who have an estate in a house or any part of a house, to which the regulations apply as to the giving of information to the Executive, and in particular may make it the duty of any person who acquires or ceases to hold an estate in the house to notify the Executive;
- (c) prescribe the persons who are, for the purposes of this Part and of regulations made thereunder, to be treated as the managers of houses;
- (d) impose duties on persons who live in the house for the purpose of ensuring that the person managing the house can effectively carry out the duties imposed on him by the regulations;

- (e) authorise the Executive to obtain information as to the number of individuals or households accommodated in the house;
 - (f) make it the duty of the person managing the house to cause a copy of the regulations, to be displayed in a suitable position in the house; and
 - (g) contain such other incidental and supplementary provisions as appear to the Department to be expedient.
- (5) Any person who knowingly contravenes or without reasonable excuse fails to comply with any regulations under this Article as applied under this Part in relation to any house shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.