
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations make provision in respect of a number of miscellaneous matters relating to Part 2 (licensing of HMOs, Part 3 (selective licensing), Chapters 1 and 2 of Part 4 (management orders) and section 254 (meaning of HMO) of the Housing Act 2004 (“the Act”). They—

specify the circumstances when persons are to be regarded as forming a single household for the purposes of deciding whether a building is an HMO within any of the descriptions in section 254 of the Act (*regulations 3 and 4*);

provide that migrant workers, seasonal workers and asylum seekers are to be treated as occupying certain premises as their only or main residence (*regulation 5*);

specify a description of buildings that are not HMOs for the purposes of the Act (excluding Part 1) (*regulation 6 and Schedule 1*);

make provision about applications for licences under Part 2 or 3 of the Act, including the information that must be supplied with an application (*regulation 7 and Schedule 2*);

specify the standards to be applied when determining the suitability of a house for multiple occupation for licensing under Part 2 of the Act (*regulation 8 and Schedule 3*);

specify the manner in which designations of areas under Part 2 or 3 of the Act, and revocations of such designations, must be published (*regulations 9 and 10*); and

specify the information that must be contained in registers held by local housing authorities of licences granted under Part 2 or 3, temporary exemption notices that exempt a house from licensing and of management orders (*regulations 11, 12 and 13*).

A full regulatory impact assessment of the effect that this Order will have on the costs of business is available from the Licensing Branch, the Office of the Deputy Prime Minister 2/ G9 Eland House, Bressenden Place, London, SW1E 5DU (telephone 0207 944 3149, e-mail licensing@odpm.gsi.gov.uk).