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WELSH STATUTORY INSTRUMENTS

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**2006 No. 1713**

**The Management of Houses in Multiple  
Occupation (Wales) Regulations 2006**

**Duty of manager to maintain common parts, fixtures, fittings and appliances**

- 7.—(1) The manager must ensure that all common parts of the HMO are—
- (a) maintained in good and clean decorative repair;
  - (b) maintained in a safe and working condition; and
  - (c) kept reasonably clear from obstruction.
- (2) In performing the duty imposed by paragraph (1), the manager must in particular ensure that—
- (a) all handrails and banisters are at all times kept in good repair;
  - (b) such additional handrails or banisters as are necessary for the safety of the occupiers of the HMO are provided;
  - (c) any stair coverings are safely fixed and kept in good repair;
  - (d) all windows and other means of ventilation within the common parts are kept in good repair;
  - (e) the common parts are fitted with adequate light fittings that are available for use at all times by every occupier of the HMO; and
  - (f) subject to paragraph (3), fixtures, fittings or appliances used in common by two or more households within the HMO are maintained in good and safe repair and in clean working order.
- (3) The duty imposed by paragraph (2)(f) does not apply in relation to fixtures, fittings or appliances which the occupier is entitled to remove from the HMO or which are otherwise outside the control of the manager.
- (4) The manager must ensure that—
- (a) outbuildings, yards and forecourts which are used in common by two or more households living within the HMO are maintained in repair, clean condition and good order;
  - (b) any garden belonging to the HMO is kept in a safe and tidy condition; and
  - (c) boundary walls, fences and railings (including any basement area railings), in so far as they belong to the HMO, are kept and maintained in good and safe repair so as not to constitute a danger to occupiers.
- (5) If any part of the HMO is not in use the manager must ensure that such part, including any passage and staircase directly giving access to it, is kept reasonably clean and free from refuse and litter.
- (6) In this regulation “common parts” (“*rhannau cyffredin*”) means—
- (i) the entrance door to the HMO and the entrance doors leading to each unit of living accommodation within the HMO;
  - (ii) all such parts of the HMO as comprise staircases, passageways, corridors, halls, lobbies, entrances, balconies, porches and steps that are used by the occupiers of the units of living

accommodation within the HMO to gain access to the entrance doors of their respective unit of living accommodation; and

- (iii) any other part of an HMO the use of which is shared by two or more households living in the HMO, with the knowledge of the landlord.