



2016 CHAPTER 22

PART 2

Licensing of Houses in multiple occupation

Licence conditions

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14.—(1) An HMO licence may include such conditions as the council considers appropriate for regulating any or all of the following—

- (a) the management, use and occupation of the HMO;
- (b) its condition and contents.

(2) The conditions may, in particular, include—

- (a) conditions imposing restrictions or prohibitions on the use or occupation of particular parts of the HMO by persons occupying it;
- (b) conditions requiring the taking of reasonable and practicable steps to prevent or reduce anti-social behaviour by persons occupying or visiting the HMO;
- (c) conditions requiring facilities and equipment to be made available in the house for the purpose of making it suitable for occupation as an HMO (within the meaning of section 13);
- (d) conditions requiring such facilities and equipment to be maintained in repair and proper working order;
- (e) conditions requiring, in the case of any works needed in order for any such facilities or equipment to be made available or to be so maintained, that

the works are carried out within such period or periods as may be specified in, or determined under, the licence;

- (f) conditions requiring the owner of the HMO or the managing agent of it (if any) to attend training courses in relation to any code of practice approved under section 63.

(3) The Department may make regulations requiring councils to include in HMO licences such conditions as are specified in the regulations.

(4) An HMO licence may include a condition imposing a restriction or obligation on—

- (a) the owner of the HMO or the managing agent of it (if any);
- (b) any class of persons described by reference to the HMO (such as occupants of it or visitors to it), whether or not identified by name;
- (c) any other person named in the condition.

(5) But an HMO licence may include a condition imposing a restriction or obligation on a person named in it (other than the owner or managing agent) only if that person has consented to the imposition of the restriction or obligation.

(6) An HMO licence may not include conditions requiring, or intended to secure, any alteration in the terms of any tenancy or other occupancy arrangement under which any person occupies the HMO.

(7) A condition included in an HMO licence may specify a date from which the condition is to have effect (and such a date may be later, but not earlier, than the date from which the other provisions of the licence have effect).

(8) If an HMO licence includes a condition which requires work to be carried out in or to any living accommodation, the condition must specify the date by which that work must be completed.

(9) Any date specified for the purposes of subsection (7) or (8) must be such as would, in the opinion of the council, enable the licence holder to secure compliance with the condition, or to complete the work, before that date.