



2016 CHAPTER 22

PART 4

Standards of housing

CHAPTER 3

Hazards

Definition of hazard

- 54.—**(1) For the purposes of this Chapter, there is a “hazard” in an HMO if—
- (a) there is a risk of harm of a prescribed description to the health or safety of an actual or potential occupier of the HMO, and
 - (b) the risk arises from a deficiency—
 - (i) in the accommodation which forms the HMO,
 - (ii) in any building or land of which that accommodation forms part, or
 - (iii) in any building or land in the vicinity of that accommodation.
- (2) It does not matter whether the deficiency arises as a result of the construction of any building, an absence of maintenance or repair, or otherwise.
- (3) “Prescribed” means prescribed by regulations made by the Department.