

Private Housing Standards

Moorfoot Building

Sheffield

S1 4PL

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Open letter to occupiers of shared houses

Our reference: MAN 2

Dear Sir/Madam,

Occupiers may not be aware that there are management regulations relating to Houses in Multiple Occupation (HMOs) issued under the Housing Act 2004 that impose legal requirements upon occupants. Shared houses occupied by students, young professionals, working people etc are HMOs where there are 3 or more occupiers. The landlord (and his managing agent, if any) are the manager and have various responsibilities under these Regulations. Regulation 10 of the management regulations imposes various duties on all occupiers of HMOs.

So that you may be aware of your responsibilities under these Regulations, the Duties of Occupiers of HMOs in summary are:

Every occupier of the HMO must:

- (a) conduct themselves in a way that will not hinder or frustrate the manager in the performance of his duties;
- (b) allow the manager, for any purpose connected with the carrying out of any duty imposed on them by these Regulations, at all reasonable times to enter any living accommodation or other place occupied by that person;
- (c) provide the manager, at their request, with any such information as they may reasonably require for the purpose of carrying out any such duty;
- (d) take reasonable care to avoid causing damage to anything which the manager is under a duty to supply, maintain or repair under these Regulations;
- (e) store and dispose of litter in accordance with the arrangements made by the manager; and

- (f) comply with the reasonable instructions of the manager in respect of any means of escape from fire, the prevention of fire and the use of fire equipment.

Failure to comply by the occupiers can be a criminal offence for which the occupier could be prosecuted.

A full copy of the management regulations is available at http://www.opsi.gov.uk/si/si2006/uksi_20060372_en.pdf

If you have any queries about the above, contact your landlord (or the managing agent) or us. Details as above.

Yours faithfully,

Peter Ramsay
Legal and Policy Officer