



HMO Licensing

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In this session I am going to cover the following:

- Section 257 HMOs – a particular type of HMO
- ‘Usable’ floor space in HMO bedrooms
- Rent to rent – an overview

S257 HMOS

- Buildings converted entirely into self-contained flats where the conversion (into flats) does not meet the building standards of the 1991 Building Regulations (or later)
- **and** less than 2/3 of the flats are owner-occupied
- s257s are licensable in Camden where *less than half of the flats are owner-occupied*

HMOs – 'Usable' bedroom space

- HMO regulations 2018 – the minimum prescribed HMO bedroom sizes are 6.51 m² for one person and 10.22 m² for two persons (a couple)
- Any area of the room in which the ceiling height is less than 1.5m cannot be counted towards the minimum room size. 'Usable space' is not otherwise defined in the regulations
- LA's can introduce their own minimum HMO bedroom sizes provided they do not set a lower standard.
- 'Recent FtT appeals have supported Camden's application of its HMO space standards for bedrooms, which have included usable space assessments

Overview of Camden space standards & usable space

- Camden's HMO space standards set out two minimum bedroom size standards for bedrooms:
- **9m²** for single rooms and **11m²** for double rooms in 'room by room' lets &/or HMOs with no shared communal living space for socialising
- **7.1m²** for single bedrooms and **10.2m²** for double bedrooms for HMOs which are occupied by a group of tenants living cohesively and there is a shared living room of minimum 10m² (or equivalent communal living area)
- A bedroom must be spacious/large enough with sufficient *usable* floor space to accommodate a basic set of furniture comprising: a bed; bedside table; a suitable sized wardrobe and chest of drawers; desk and chair; and there must be sufficient circulation space to safely move around
- In smaller bedrooms, the shape and layout will be an important consideration. Floor space which isn't 'usable' will be discounted

Rent to Rent

- Rent-to-renting essentially involves a landlord (the property owner) letting a property to a “tenant” (who might be a company or an individual) who further sublets the rooms individually to tenants
- Issues associated with some R2R arrangements - rooms that have been ‘carved up’ creating overcrowding conditions; sham licence agreements; poor management arrangements; unprotected tenant deposits; illegal evictions, unlicensed HMOs
- Who should apply for/hold the HMO licence?

Links

- [Properties that require an HMO licence](#)
- [HMO standards for houses and flats with shared facilities](#)
- [Standards for self-contained flats and studios within HMO](#)
- [Minimum room size standards](#)
- [HMO Licensing – main website page](#)

- Contact us:
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