

## Summary of the Management of Houses in Multiple Occupation (England) Regulations 2006

If the licence holder is also the manager of the property, he/she will be required to comply with the requirements of Regulations 3 to 9 of the Management of Houses in Multiple Occupation (England) Regulations 2006 (*Statutory Instrument 2006 No. 372*). If the licence holder is not also the manager of the property, then the licence holder will be required to ensure that the manager complies with the requirement of the Regulations.

### **Regulation 3**

- The manager must provide the occupiers with details of his/her name, address and contact telephone number and must display such details in a prominent position within the HMO.

### **Regulation 4**

- The manager must ensure that the property has a safe design and construction.  
- The manager must also ensure that any means of escape from fire are maintained and free from obstructions, that all fire precautions are maintained, and that any fire notices are clearly visible.

- The licence holder will also be required to provide to the Council copies of annual inspection and test certificates for automatic fire detection systems, and for emergency lighting systems, where provided.

### **Regulation 5**

- The manager must maintain the water supply and drainage system to the property.  
- The manager must also ensure that there is no unreasonable interruption to the water supply or drainage.

### **Regulation 6**

- If requested by the Council, the manager must supply, within 7 days, the latest gas safety inspection certificate for the property as carried out by a CORGI registered engineer.  
- The manager must ensure that the property's electrical installation is inspected and tested at least every five years, and that, if requested, the latest inspection certificate is supplied to the Council within 7 days.  
- The manager must also ensure that there is no unreasonable interruption to the gas or electricity supplies used by any occupier.

- The licence holder will be required to ensure that any remedial works identified following inspections of gas and electrical installations and appliances are carried out within a reasonable time period.
- The licence holder will also be required to provide to the Council copies of annual gas safety inspection certificates.

### ***Regulation 7***

- The manager must ensure that all common parts, fixtures, fittings and appliances are well maintained.
- The manager must also ensure that outbuildings, yards, gardens, and boundary walls, fences and railings are well-maintained and safe.

### ***Regulation 8***

- The manager must ensure that units of accommodation and any furniture supplied are clean and in good repair at the commencement of a tenancy, and that any fixtures, fittings or appliances within the letting are clean and in good working order.

### ***Regulation 9***

- The manager must ensure that a sufficient number of rubbish bins are provided for the occupiers, and that, where necessary, arrangements are made for the disposal of refuse and litter.

**N.B.** If you require full details of the Regulations you can obtain a copy from Stationery Office Ltd or on-line at:

<http://www.opsi.gov.uk/si/si200603.htm>