

Differences between the old and new scheme

- **Updated HMO standards** - to provide increased clarity there are now separate standards for a) shared flats and houses and b) self-contained flats within HMOs.
- **Shorter one-year licences** – these can be issued instead of the standard five-year licence where there are concerns about the management of properties. Also, where previous works listed on the licence have not been satisfactorily completed.
- **Fees** – the way fees are calculated was simplified. There is a reduced fee for renewal applications.
- **New definition of a licensable section 257 HMO** - this applies to certain converted blocks of flats (certain converted blocks of flats which do not meet the standards of the 1991 Building Regulations or later). Those properties where *less than half of the flats are owner-occupied* will require a licence.
- **In October 2018, the description of those HMOs that require a mandatory licence changed.** The Licensing of Houses in Multiple Occupation (Property Description) (England) Order 2018 removed the requirement for HMOs to be licensed only if they were three or more storeys. This change means that HMOs occupied by five or more people, forming two or more separate households, require a *mandatory* licence regardless of the number of storeys. If you have an HMO that meets the new criteria and already hold an additional HMO licence you do not need to do anything until that licence expires. Upon renewal, you will need to re-apply for a mandatory licence