

Request

Please provide a copy of the Local Authority's policy on when a Guest House (or similar) becomes, in the LA's opinion an HMO and therefore subject to HA 2004.

This question is raised in particular with regard to the considerable number of Guest Houses which house 'homeless' persons on a temporary or short term basis whilst permanent accommodation is found for them.

The policy (or additional notes) should explain how the LA judges whether each such individual is a "guest on licence" or a "tenant on implied AST".

Please note this request is being made to multiple LAs. This information will be used to give advice to landlords and so its accuracy is vital.

Any additional information that would help this firm in explaining to landlords your LA's distinctions (and therefore their liabilities within your LA area) would be welcomed.

If the policy is already published on the LA's website giving all of the information requested then a hyperlink will suffice. If not then a digital copy of the policy document would be required please.

Please ensure that the policy supplied covers all of the questions asked above.

Response

We do not have a specific policy in place. HMO inspections are conducted when a licence application is made.