

## Does my HMO need a licence?

### Guidance for landlords

Certain houses in multiple occupation (HMOs) need to be licensed. This leaflet is intended to show which properties need to be licensed (example diagrams are set out overleaf). Landlords should refer to Housing Act 2004 Sections 254, 257, 259 and Schedule 14 for the full definition; government guidance is also available at <https://www.gov.uk/private-renting/houses-in-multiple-occupation>.

An HMO is a building occupied by more than one household (a household is a family, a cohabiting couple or a single person). HMO's include houses containing bedsits, hostels and shared houses.

### Please use the test below to find out whether you need to apply for a licence:

1. Are there five or more occupiers in the flat or house, some of who share or lack kitchen or bathroom facilities?  
YES                      NO ·
2. Is the HMO 3 or more storeys (includes basements & attics and any commercial floors above/below the HMO)?  
YES ·                      NO ·
3. Is your property rented to one family household (see above)?  
YES ·                      NO ·

**If YES to all three of the questions your HMO will need a licence, unless questions 4 - 6 below indicate otherwise.**

4. Do you and your family live there with one or two lodgers?  
YES ·                      NO ·

**If YES your property is not an HMO.**

5. Does the building comprise entirely self-contained flats, with one household in each?  
YES ·                      NO ·

**If YES your property does not need a licence, but may be an HMO.**

6. Is the HMO owned or managed by a housing association, local authority or by police or health services?  
YES ·                      NO ·

**If YES your property is not an HMO.**

If you think that the property is a Licensable HMO or you require further information then please contact the Housing Services Team. Their contact details are listed below:

**Address:** Housing Service, 2 Watling Street Bexleyheath Kent, DA6 7AT

**Telephone Number:** 0203 045 5620

**Email:** [eh.duty@bexley.gov.uk](mailto:eh.duty@bexley.gov.uk)

**Licensable HMO**

**Non Licensable HMO**

**Licensable HMO**

