

HMO standards and works required

It is important that all work required on an HMO licence is satisfactorily completed within the timescales given. Proof that these works have been completed should be submitted to the HMO licensing team by emailing hmolicensing@camden.gov.uk. If not submitted previously, proof should be submitted with the licence renewal application (invoices, photos, certification etc.).

Any changes carried out to the layout of the property or the way it is occupied since the last licence was issued may affect the works required on the new licence. In addition, the changes to the HMO standards may mean additional works are needed on the renewed licence. These might include: -

- **Requirement for a carbon monoxide (CO) alarm** which needs to be fitted in any room where a fuel burning appliance is fitted, including those that burn gas, oil, coal and wood.
- **Requirement to extend an existing Grade D fire alarm system** to a living room and, in some circumstances, bedrooms (in accordance with the relevant British Standard which has recently been updated).
- **Additional requirements for self-contained flats and studios within an HMO** (where the flats are under the control of the licence holder).
- **The permitted number of occupants for bedrooms may be different.** The government has allowed councils to set their own permitted bedroom sizes for licensed HMOs. Camden has different [room size standards](#) according to whether the property is let to a group of sharers living cohesively (with a living room) or let on a 'room by room' basis. In addition, the Council now specifies the permitted number for some flats and studios in section 257 HMOs.
- **The permitted number of households is now detailed on a licence** in addition to the maximum permitted number of persons. Bedrooms can only be occupied by one household (e.g. one person or a couple) and not shared by two or more unrelated persons.

In addition, the defects listed on any document sent out with the licence should also have been remedied. This document, where deemed necessary, lists defects in relation to the condition and/or management of the HMO. Whilst these are not included on the licence they are still legal requirements under the Housing Act 2004.