

Licensing Houses in Multiple Occupation (HMOs)

Our services

A house in multiple occupation (HMO) is a property occupied by three or more people occupying as two or more households, and includes shared houses occupied on a shared basis by a group of friends. HMOs often have shared bathrooms or kitchens.

Under the Housing Act 2004, we must licence all HMOs consisting of three or more storeys and occupied by five or more persons.

Our promise

- We will provide advice to landlords about HMO standards and how licensing works.
- We will tell a landlord how quickly we expect to deal with an application
- We will attach conditions to a licence to ensure that HMOs are safe, provide a decent standard of accommodation, and are properly managed
- We will inspect all licensable HMOs at the time of licensing within five years of issuing the licence, to make sure that the house meets minimum housing standards according to the Housing Health and Safety Rating System
- We will prosecute landlords who fail to licence a licensable HMO or who fail to comply with the conditions of a licence, which will include the proper management of the house
- We will take control of an HMO if the landlord is deemed not “fit and proper” and is unable to find someone else to manage the property.

What we can't do

- We will not grant a licence to anyone who is not a “fit and proper person”, as detailed in the Housing Act 2004. This includes a landlord who has been convicted for failing to apply for a licence.
- We will deal with complaints about a house being used as an HMO without planning permission. If you would like to find out whether permission has been given for a property to be used as an HMO, please contact our Planning Department on 020 8489 5508.

How you can help us

- If you think a property is being used as an HMO without a licence, or has been converted for any other use without permission, please contact Planning Enforcement on 020 8489 5508 or 020 8489 5551.

Find out more

Website: www.haringey.gov.uk
Tel: 020 8489 1000 for enquiries
Email: environmentalhealth.andhousing@haringey.gov.uk
Address: Housing Improvement Team
6th Floor, Alexandra House
Wood Green
London
N22 7TR