HMO Compliance Checklist

HMOs out-earn single lets because they carry more obligation — licensing, fire safety, minimum standards. None of it is difficult; all of it is mandatory. Confirm the licensing position before you buy, not after.

HOW TO USE THIS — Use it twice: before purchase, to confirm the licensing and planning position — then quarterly, as an operating audit with the certificates in front of you.

01 Before purchase

- ☐ Mandatory licensing applies at 5+ occupants from 2+ households — check your council's additional and selective schemes too
- ☐ Article 4 direction check: C4 planning permission may be required for a new HMO
- ☐ Minimum room sizes: 6.51m^2 single, 10.22m^2 double (councils can set higher)
- ☐ Amenity ratios: kitchens, bathrooms and WCs per occupant to your council's standard
- ☐ Existing HMO: ask for the current licence and any inspection reports

02 Fire safety

- ☐ Interlinked mains-powered smoke detection to the appropriate grade, heat detector in kitchen
- ☐ 30-minute fire doors with closers on habitable rooms and kitchen
- ☐ Protected escape route with emergency lighting where required
- ☐ Fire blanket in kitchen; extinguishers where your risk assessment requires
- ☐ A written fire risk assessment, reviewed annually

03 Certificates & records

- ☐ Gas safety certificate — annually
- ☐ EICR electrical report — five-yearly
- ☐ PAT testing for any appliances you supply
- ☐ EPC rated E or better (check current minimum standard)
- ☐ Deposit protection and prescribed information within 30 days
- ☐ Right to Rent checks documented for every occupant

04 Ongoing management

- ☐ Licence conditions diarised: inspections, waste arrangements, occupancy limits
- ☐ Quarterly property inspection with photos and log
- ☐ Manager's contact details displayed in the property
- ☐ Renewal dates tracked: licence, certificates, insurance — a shared calendar, not memory