

## HOUSES IN MULTIPLE OCCUPATION

### PART I

#### Interpretation

For the purposes of this Order:-

**HOUSEHOLD** means a room, or rooms, or flat or house having an individual postal address, or a unique property reference for Council Tax purposes, occupied by either one person living alone or a group of people (related or not) living together. The residents of a House in Multiple Occupation (HMO) may be considered one Household or they may make up multiple Households depending on which category of HMO (set out in Part II of this Schedule) the property falls into.

Part II of this Schedule sets out six categories of houses in multiple occupation, followed by the rule which the Council will apply when considering whether the occupants of a room, or rooms or the entire house should be regarded as a household or a number of separate households.

### PART II

Categories of houses in multiple occupation and the rules, which will apply to the interpretation of the expression HOUSEHOLD

**Category A** – houses occupied as individual rooms for exclusive occupation with some sharing of amenities (such as bathroom, toilet and/or kitchen). In such a house, each occupancy would be separately rented.

#### Rule

On satisfactory evidence that the applicant rents a room for his or her sole occupation (such evidence being a rental agreement or a rent book) that person shall be regarded as a household.

If such a room is rented for the shared use of more than one person, all such persons shall be regarded as a household.

**Category B** – houses occupied by a defined group of people who generally live independently of one another. They may have exclusive use of a bedroom but, for example, have shared use of the bathroom, toilet, kitchen and/or other common rooms. For activities such as cooking, eating, shopping and cleaning the occupants may act as a single household or as individuals.

#### Rule

All occupants of a house in this category would be regarded as one household.

**Category C** – houses, normally with a resident owner/occupier, with some sharing and with rooms occupied by and let to people whose accommodation is linked to their employment or education.

#### Rule

The resident owner/occupier, together with any immediate family or dependants, would be regarded as one household; all occupants of the remaining rooms occupied as described above would together be regarded as one separate household.

**Category D** – houses, normally with a resident owner/occupier or manager, generally referred to as “hotels”, “hostels”, “guest houses” or “bed and breakfast accommodation” – these provide accommodation for people with no other permanent place of residence. This category would include establishments used by Local Authorities to house homeless people whose only financial support is State benefits.

#### Rule

The resident owner/occupier or manager together with any immediate family or dependants shall be regarded as one household; the occupants of the remaining rooms occupied as described above who live as an individual or who live together as families shall be regarded as separate households.

**Category E** – houses which require registration under the Registered Homes Act 1984. The homes provide board and personal care for people with special needs such as may be occasioned by reason of

- old age;
- disablement;
- past or present dependence on alcohol or drugs; or
- past or present mental disorder.

#### Rule

The rules would be similar to Category D.

**Category F** – houses which by conversion contain dwellings which are self contained behind one entrance door off a common area. There would be no sharing of amenities with occupiers of other dwellings.

#### Rule

If each dwelling that is behind one entrance door may be identified separately (such as “Second Floor” or “Flat Number”, whether or not such dwelling may be described as a flat within the usual meaning of the term), the occupants of each such dwelling shall be regarded as a household.

If each dwelling which is behind one access door cannot be identified separately, the occupants of all such dwellings shall be regarded as one household.