



Living in Houses In Multiple Occupation



If you are a tenant renting a room within a property these properties will be classed as Houses in Multiple Occupation (HMO) as they are occupied by non-related persons who do not form a single household.

It is the responsibility of the Private Sector Housing team within Colchester Borough Council to ensure that privately rented and multiple occupied homes are safe for residents, including professionals, students and domestic tenants to live in. Some of the things we look at are disrepair; dampness; overcrowding; fire precautions; any lacking amenities; and the management of the property.

In the main it is the responsibility of any landlord or manager (managing agent) of an HMO to ensure that the property complies with any standards or guidance in relation to the property and legislation and for ensuring that the property is managed effectively. To ensure this, there are Management Regulations which require the manager to have regard to the following:

- Provide tenants with their contact details
- Ensure that any means of escape in case of fire are well maintained and kept free from obstruction
- Maintain the water supply and drainage systems
- Maintain gas and electricity supplies; provide regular test certificates as necessary
- Maintain all living conditions, common parts (including gardens), appliances and fixtures and fittings
- Provide sufficient rubbish receptacles and make arrangements for the disposal of rubbish

However, to aid the manager or landlord in their duties, as a tenant the regulations also lay down your responsibilities, these include:

- **Don't hinder the manager in performance of his or her duties**
- **Allow the manager access to the living accommodation at reasonable times to carry out repairs**
- **Don't damage anything provided as part of the let**
- **Use the appropriate receptacles to store or dispose of rubbish**
- **Comply with any reasonable instructions in respect of any means of escape from fire, the prevention of fire and the use of fire equipment**

You should also remember as a responsible member of the community you are under obligation to behave with consideration to your neighbours and not to cause unnecessary disturbance and to behave in a tenant like manner.

If you want further information on; your responsibilities; your landlord's responsibilities; or you wish to seek advice or complain about the accommodation you live in then please contact:

Private Sector Housing Team

Colchester Borough Council

Rowan House, 33 Sheepen Road, Colchester CO3 3WG

Telephone: 01206 282840 Fax: 01206 282598

Email: housing.private@colchester.gov.uk

Web: www.colchester.gov.uk/housing