

Briefing note.

To	Cllr Elaine Taylor
From	Neil Crabtree – Assistant Director, Public Protection
Date	14th July 2025
Subject	Suggested revisions to the HMO standards

Introduction

The standards for Houses in Multiple Occupation (HMOs) have undergone significant changes since 2010 when the current Council HMO standards were approved. (appendix 1)

The key changes to the legislation affecting House in Multiple Occupation are :-

1. The removal of the three-storey requirement: Licensing requirements now apply to any HMO occupied by five or more individuals, regardless of the number of storeys;
2. Minimum Room Sizes: New regulations introduced minimum room sizes for sleeping accommodation to ensure adequate living conditions;
3. Additional Licensing Conditions: Local authorities can impose further conditions to address specific issues such as waste management and fire safety;

The Council is required to adopt certain standards in relation to HMOs to protect the occupants from hazards in their home and to prevent overcrowded properties.

Proposed changes to the HMO standards

The proposal is to simply the document and include the revisions brought about by updates to legislation.

1. The proposed document (appendix 2) is easier to interpret for both property owners, landlords and enforcement officers removing any ambiguous words and refer to current legislation and guidance via embedded links.
2. The document provides quick to read tables and examples to avoid the standards being misinterpreted. Space standards have been updated to

reflect the minimum room sizes required as well as clear guidance on what communal space is required rather than this being open to interpretation.

3. Relaxation on the second set of amenities in kitchen facilities to provide more modern-day kitchens with multi use appliances for the residents when 6 or more residents reside.

Implications for the Local Authority and the HMO landlord.

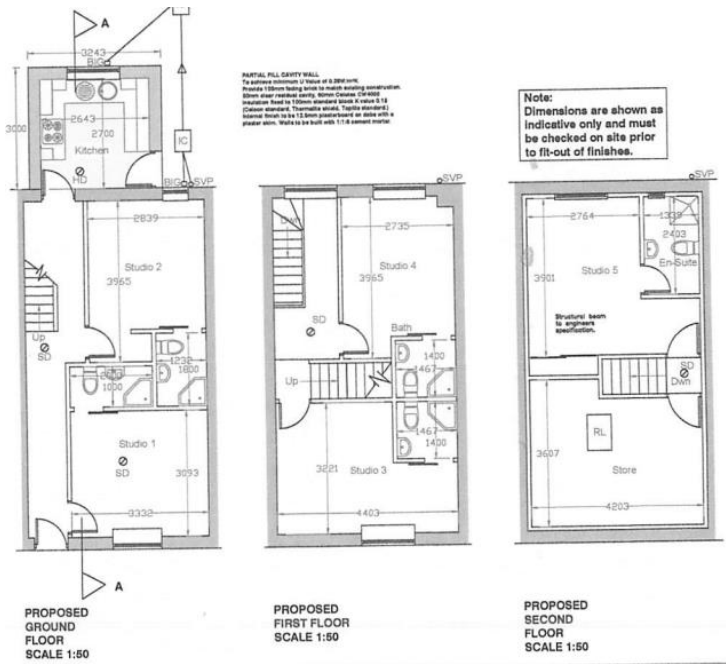
The number of properties applying for an HMO licence (properties accommodating 5 person or above is increasing with 5 new applications being received per month. In June 2025, a total of 74 HMO's have a license to operate from the local authority.

By making the changes now and with clearer guidance and removing ambiguity this type of accommodation will provide better facilities for residents of Oldham. The new standards will ensure modern day living and ensure HHSRS risks are addressed (including falls on stairs and crowding and space within the accommodation).

The changes to the standards may have an impact on the current HMO properties available in Oldham, especially where all single bedrooms are above 10m² as living room and dining space may have not been asked previously, due to the standards being open to interpretation. As a result, some 5-bedroom HMOs may fall out of mandatory licensing. Currently 33 HMO's have a licence for 5 persons. When the current licence expires on these 33 properties, only then would it be determined if the property is suitable to continue to be occupied by 5 persons.

Below is an example of a property that will be impacted because of the extra space requirements and another property where adequate dining space is provided. Currently there is a lack of dining space and the residents would have to carry any food or drinks to their individual rooms.

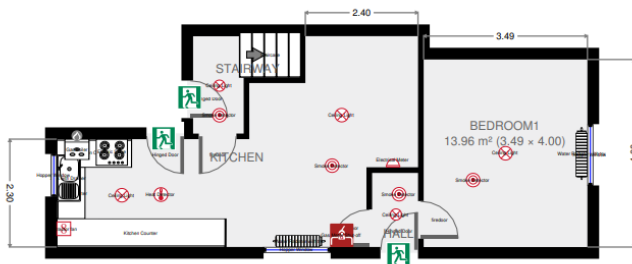
Appendix 1- Property that only provides dining space for the residents in their individual rooms.



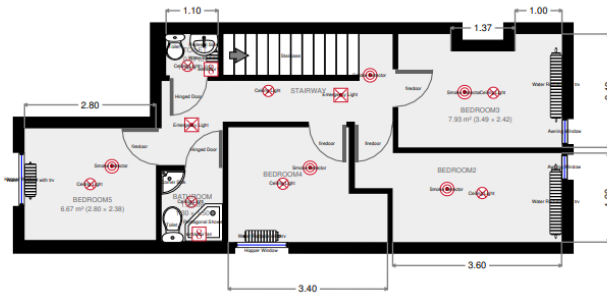
Appendix 2- Properties that provide adequate dining space for the residents on the same floor as the kitchen.

Property 1

Ground Floor



1st Floor



Property 2

