

Which properties require an HMO licence?

Two types of HMO licensing scheme are operating in Camden.

1. Mandatory HMO licensing

This is a national licensing regime. It applies to properties occupied by **5 or more persons forming more than 1 household** comprising one of the following categories:

- **Houses** where there is some sharing of basic facilities such as a kitchen bathroom or WC
- **Self-contained flats** where there is some sharing of basic facilities such as a kitchen bathroom or WC
- **Converted buildings** comprising a mixture of self-contained flats and non self-contained residential units. (This test is not dependent on households sharing basic amenities)

2. Additional HMO licensing

Camden operates a borough-wide licensing scheme. It applies to HMOs not subject to mandatory licensing and includes smaller shared houses and flats. Landlords and owners must hold an additional licence in Camden if they:

- Let a property occupied by **3 or more persons forming more than 1 household**;
- Own a converted block of flats which comprises entirely of self-contained flats where the standard of the conversion did not meet Building Regulations 1991 (or later) and *less than half of the flats are owner-occupied*. The block of flats can be the whole building or part of a building. These are known as 'section 257 HMOs

Important information

The description of HMOs requiring a mandatory licence has changed. The requirement for a property to have at least 3 storeys has been removed. However, the government excluded '*purpose built, self-contained flats situated in a block comprising 3 or more self-contained flats*' from the mandatory licensing regime. This means any purpose-built flat occupied as a HMO located in a purpose-built block of 3 flats or more will not require a mandatory licence. It will however require a licence under Camden's additional licencing scheme.

If you hold an additional HMO licence that now meets the new mandatory HMO definition you can re-apply for a licence 'renewal' providing the licence holder and property have not changed (other than any works completed in accordance with the current licence conditions) and the current licence has not expired. After receipt of your renewal application we will update the record from 'additional' to 'mandatory'. Otherwise you must relicense the property as a mandatory HMO.