

# | H M O |

## H O U S I N G I N M U L T I P L E O C C U P A T I O N

An HMO (Housing in multiple occupation) is when you have a minimum of three people in two households living together who share amenities.

### Three types of HMO's

#### **Shared Housing**

- Groups of friends/students.
- Have their own bedrooms, but they share any kitchens and/or bathrooms.

Commonly on the same tenancy agreement.

#### **Bedsit**

- Where rooms are let to tenant's individually and they don't know each other.
- Tenants have their own tenancy agreement.

#### **Studio**

- The room the tenant occupies has all the amenities they need behind their own front door.
- These properties must meet the minimum sizes in order to be classed as self-contained. Every local authority has their own specific set of guidelines.

#### **What Class?**

All land users are defined in the planning use class order. "C" class properties mean they fall into residential use.

**C3** - Occupied by a single person or family

**C4** - Occupied by up to six unrelated people. They use the property as their primary house and share amenities, such as, kitchens and bathrooms.

**Sui Generis** - Anything non-standard or occupied by seven or more unrelated people.

#### **When does an HMO require planning permission?**

It's your permitted development right to convert between C3 and C4 classes and back again. However, you may need planning permission if your HMO is in the C4 class and your local authority has an article 4 direction. (See the article 4 section)

#### **What can you do under permitted development with HMO's?**

Small extensions (within the permitted development guidelines), loft conversions and garage conversions. This only applies to C3 and C4 dwellings.

#### **What is article 4?**

Article 4 was made by the local planning authority. It restricts the scope of permitted development rights, either in relation to a particular site, or particular type of development anywhere in the authority's area.

Article 4 is used to control works that could threaten the character of an area of acknowledged importance.