Hazards identified during HMO inspections

The following gives a breakdown of the issues and hazards that the Housing Enforcement Team has found during the past 3 years.

MANDATORY HMO LICENCES

- **Fire Safety (30%)** – issues such as:
  - Management regulation breaches
  - Fire alarms being inoperative
  - Inadequate fire escape routes
  - Fire door issues such as seals to be fitted
  - Overcrowding
  - Chasing for fire certificates and risk assessments

- **Inadequate facilities (41%)** – issues in bathrooms/kitchen/lounge such as:
  - Leaks to shower units, no wash basins etc
  - Ventilation, dampness and lighting issues
  - Improvement notices
  - Repairs to stairs and windows
  - Undersize rooms

- **Chasing outstanding documentation (29%)** - including:
  - Tenancy agreements
  - Portable appliance testing (PAT) certificates
  - Public liability Insurance certificates required
  - Reminders to produce schedule 2 documents for the property
ADDITIONAL HMO LICENCES

- **Fire Safety (48%)** – issues such as:
  
  o Management regulation breaches
  o Fire alarms being inoperable
  o Inadequate fire escape routes
  o Fire door issues such as seals to be fitted
  o Overcrowding
  o Chasing for fire certificates and risk assessments

- **Inadequate facilities (30%)** – issues in bathrooms/kitchen/lounge such as:
  
  o Leaks to shower units, no wash basins etc
  o Ventilation, dampness and lighting issues
  o Improvement notices including overgrown gardens
  o Repairs to stairs and windows
  o Undersize rooms

- **Chasing outstanding documentation (22%)**– including:
  
  o Tenancy agreements
  o Noise complaints
  o Harassment issues
  o Public liability Insurance certificates required
  o Reminders to produce schedule 2 documents for the property