



London Electricians

House in
Multiple
Occupation
(HMO) Licence

London landlords could be fined up to £20,000 if they fail to obtain an HMO license

All landlords of multiple occupancy properties are required to obtain and maintain licenses for each HMO (House in Multiple Occupancy) they run. These licenses cover a range of elements in order to ensure that the property intended to be rented out is suitable and fit for the task. These are obtainable through your local council and must be renewed every five years.

The regulations surrounding HMO licenses can vary between the different local councils but, as a standard, licenses are required for any property rated as a large HMO; where the rented building is three or more storeys high, housing five or more tenants from more than one household who all share bathroom and kitchen facilities. Local councils may require smaller buildings to obtain a license based on inspections.

In order to apply for a license, you must first provide documentation on the various power and safety aspects of the building to prove they function properly and cause no hazard to potential occupants. These documents are to be updated yearly to maintain your HMO landlord certificates. Failure to do so can lead to a hefty £20,000 fine.

License Documentation

To support your application for a landlord license, you are required to obtain a gas safety certificate, install smoke alarms and provide a fire alarm certificate and a landlord electrical certificate, in order to fulfil the health and safety requirements of the building's condition as a multiple occupancy building. These are things you will need to source from fully registered and licensed inspectors and installation teams before your application gets processed.

These documents require the necessity of installation and regular inspections of the relevant systems within your property. Your electrical connections and emergency lighting need to be checked periodically by a certified electrician recognised by an appropriate registration body, your gas connections and systems require a regular safety inspection and your fire alarms must be tested and confirmed to meet the relevant regulatory standards.

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For landlords in London requiring these regular services for HMO electrical landlord certificates, as well as other needs for an emergency electrician, London Electricians are experienced and reliable. Amongst some of the best electricians in London, they are trained to be able to handle any needs that may arise within a London rental property. Our electricians are all registered with NICEIC, a suitably accredited body, to provide the necessary supporting documentation for HMO licenses, and we cover every borough in London to support the many landlords within the boundaries of the M25

AA London Electricians have been able to offer electrical assistance for the wide variety of issues that can be asked of electricians in London. For landlords, we can satisfy any electrical work required in your building to ensure it meets the necessary council standards for an HMO. Our work includes all the necessary installation work for your electrical systems, emergency lighting and smoke alarms required by council licenses. We conduct all electrical and PAT tests as well as fire alarm license tests to provide you with all the documentation and certificates to support your HMO license application.

Full details of the range of electrical certificates and fire alarm certificates can be found further within this website, with costs starting at £90. You can also look further into full set of services we can offer you as the landlord of a larger HMO property. Simply contact us through email or telephone to find out details of our specific rates for the installation work and certificates to ensure your HMO property secures its license.

Find this page online on our website by visiting the link below:

<http://www.london-electricians.com/landlord-hmo-licences.php>

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