

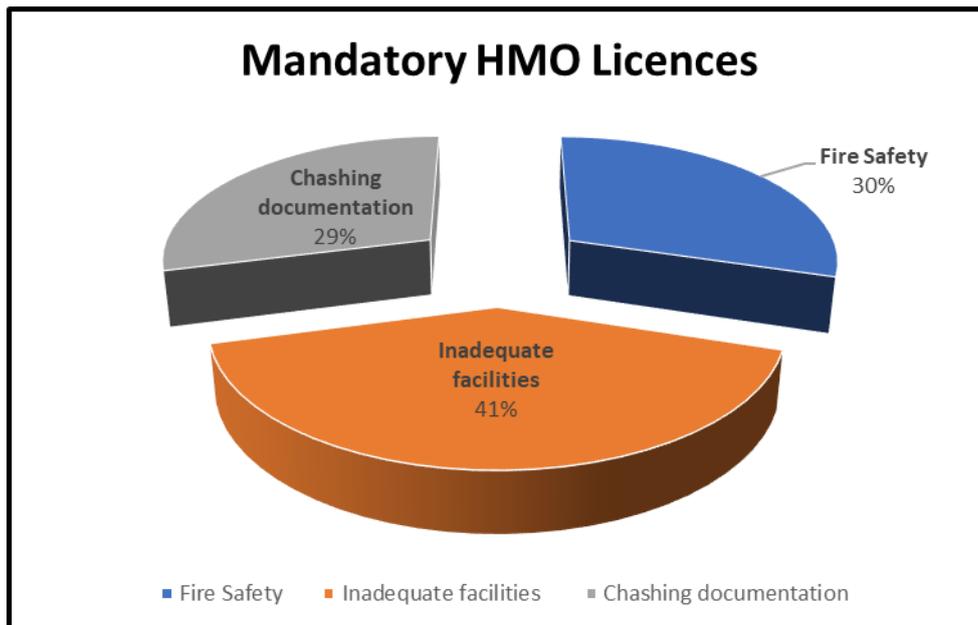


### **Hazards identified during HMO inspections**

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 inoperable
  - 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:
  - Management regulation breaches
  - Fire alarms being inoperable
  - Inadequate fire escape routes
  - Fire door issues such as seals to be fitted
  - Overcrowding
  - Chasing for fire certificates and risk assessments
  
- **Inadequate facilities (30%)** – issues in bathrooms/kitchen/lounge such as:
  - Leaks to shower units, no wash basins etc
  - Ventilation, dampness and lighting issues
  - Improvement notices including overgrown gardens
  - Repairs to stairs and windows
  - Undersize rooms
  
- **Chasing outstanding documentation (22%)-** including:
  - Tenancy agreements
  - Noise complaints
  - Harassment issues
  - Public liability Insurance certificates required
  - Reminders to produce schedule 2 documents for the property

## Additional Licences

