

Licensing of Houses in Multiple Occupation (HMOs) in Luton

Information for tenants

The Council is doing a survey of shared houses, called Houses in Multiple Occupation or HMOs. These houses must be licensed with the Council. Landlords without a licence run the risk of prosecution. The Council can also make sure your landlord improves your living conditions.

Does my landlord need a licence for where I live?

Yes. If the house you live in;

- has three or more people living there, who are not all from one family
- and you share bathrooms, toilets or kitchens,

then you live in a HMO and your landlord will need to have a licence.

Luton Borough Council is responsible for making sure that HMOs are licensed and that the living accommodation is safe and of a good standard.

Can my landlord evict me to avoid having to get a HMO Licence?

No. Landlords are not allowed to evict existing tenants to avoid licensing.

- If you have an assured short-hold tenancy and your landlord has not applied for a HMO licence, they cannot legally evict you.

- If your landlord, or the agent, tries to illegally evict you this is a criminal offence and the Council can take legal action against them.
- Your tenancy will not be affected if your landlord does not have a licence. If the survey shows urgent work is needed to make the property safe, you may need to move out while this is done, but you will have the right to return to your home when the work is complete.
- If you have any concerns about your contract, have been harassed by your landlord or have been illegally evicted please contact the Housing Solutions Team at Luton Borough Council on 01582 546630, Luton Law Centre's Housing Team, or Luton Citizens Advice (see overleaf for details).

Can I withhold my rent if my landlord has not applied for a licence?

No you cannot withhold rent. This would result in rent arrears and your landlord could use fast court procedures to evict you before your contract expires.

Can I claim back my rent?

Sometimes. If the Council has prosecuted your landlord for failure to licence or has got a Rent Repayment Order, then you may be able to apply to a Residential Property Tribunal to reclaim rent.

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Where can I get more information?

The following organisations can give you information and advice about how to make sure your house is safe and that your landlord isn't breaking any rules.

They can also advise you about your rights if the landlord tries to evict you.

Private sector housing,

☎ **01582 547222**

✉ **HMO.Hotline@luton.gov.uk**

Or visit 🌐 **www.luton.gov.uk/hmo**

for more information.



Call **Luton Law Centre**, for free, independent, specialist advice on **01582 481000**, 10.30 – 12.30 Mon, Tues, Thurs. The centre will give you initial advice over the phone, and can arrange an appointment if you need more advice.



Or you can contact **Luton Citizens Advice**, by telephone on **0344 245 1285**, or at 24-26 King street, LU1 2DP.

CAB will take your details and arrange for a specialist adviser to contact you.

Alternatively visit the Shelter website for further advice 🌐 **http://england.shelter.org.uk/get_advice**



Bedfordshire
Fire and Rescue Service

