

FOR ALL OTHER PARTS OF THE HOUSING ACT 2004 WITH THE EXCEPTION OF PART 1, THE FOLLOWING BUILDINGS ARE NOT CLASSED AS HMOs.

Buildings controlled or managed by public sector bodies

- Local Housing Authorities
- Registered Social Landlords
- Police Authority
- Metropolitan Police Authority
- Fire Authority
- Health Service Body

Buildings Regulated elsewhere

- E.g. care homes, bail hostels

Buildings occupied by Students

- Where the educational establishment manages the property

Building occupied by religious communities

- Where the principle occupation is prayer, contemplation, education or the relief of suffering (does not apply to converted flats under S257)

Long Leases

- Any building occupied by one or more persons who have a freehold interest or leasehold (granted for a term of more than 21 years).
- Or occupied by a member of their household

Does not apply to converted blocks of flats under S257

Buildings occupied by two persons who form two households