



Management

This leaflet tells you:

- The management standards relating to letting a property.

Introduction

The manager of the house is ultimately responsible for maintaining standards within the building. Where the manager is not resident, he or she must make suitable arrangements to ensure that conditions and facilities are kept in good order.

In order to fulfil their duties managers must undertake to regularly visit the property either personally or via a representative to ensure standards are maintained and where necessary improved.

General Management Duties

The manager of an HMO must comply with the Management Regulations 2006. These are set out in [Appendix A](#) document.

In the house, a good standard of management is required. In particular, this shall ensure the repair, maintenance, cleaning and good order of –

- a) All means of water supply, drainage in and serving the house.
- b) All means of escape from fire and all apparatus, systems and other things provided by way of fire precautions and alarm.
- c) Kitchens, bathrooms and toilets in common use.
- d) Sinks and washbasins in common use, common staircases, corridors and passages, and outbuildings, yards and gardens in common use.
- e) The repair and maintenance of all lettings and facilities within lettings.

f) And to make satisfactory arrangements for the disposal of refuse and litter from the house and to ensure that all means of escape from fire kept clear of obstructions.

Enforcement

- The Council will encourage owners to comply with their legal obligations with information, advice and support. Where owners or managers are unwilling to meet their obligations or where failures are significant, the Council will take appropriate enforcement action in accordance with the enforcement policy to protect the health, safety or well-being of occupiers and others affected.

This may include

- Any of the actions available to the Council in Part 1 of the Housing Act 2004 following a Housing Health & Safety Rating System ('HHSRS') assessment;
 - Prosecution for breaches of the Management Regulations or licence conditions;
 - The making of Interim and Final Management Orders where the health, safety or wellbeing of tenants is of serious concern, and,
 - Taking action to revoke the licence.
- Where formal enforcement action is taken this may affect future decisions as to whether someone associated with a licence or property is a fit and proper person and future applications for the grant, renewal or variation of licences.

Prosecution

A Council can prosecute a manager if it can show that there were relevant defects in the house and that the defendant failed to comply with the Regulations without reasonable excuse.

For more information, please contact the Private Sector Housing team by email: pshousing@dacorum.gov.uk or call **01442 228000** and ask for **Private Sector Housing**.