

Guest Policy HMOs – Aug 2026

There is a very clear distinction between what is acceptable and what isn't. If in doubt contact the office, we won't unreasonably withhold permissions provided it does not overcrowd the property. In rooms it generally should be noted it is one person per room due to our HMO licence. In flats it usually cannot be more than 2 people (unless you are a family) as it will make it a HMO.

ACCEPTABLE EXAMPLES	NOT ACCEPTABLE EXAMPLES
A friend from a different town staying for a night to go out clubbing.	Moving a friend in and the friend living full time at the house without agreement or applying to have them to on a tenancy.
Someone staying over who has a residence elsewhere.	Someone using the house as his or her main residence without permission.
A partner staying for a night or two every week.	Moving a partner in without permission.
Notifying housemates to avoid misunderstandings e.g. on Facebook.	Not notifying anyone and causing complaints
Notifying your landlord of a longer stay. Permission is usually granted provided it is reasonable.	Just moving someone in and hoping no one says anything.
Keeping the key in your possession.	Cutting guests keys and allowing them to access the house whenever they like.
Ensuring your guests respect the house and other occupants possessions.	Unsupervised guests who cause disturbance to other flats or rooms in the building.
Checking with your landlord if someone can be added to your APT	Just doing it and not telling anyone.