
STATUTORY INSTRUMENTS

2007 No. 1903

The Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007

Managers duties: general

- 3.—(1) Regulations 4 to 10 shall apply subject to the following limitations—
- (a) the manager's duty shall only apply in relation to such parts of the HMO over which it would be reasonable to expect the licence holder, in all the circumstances, to exercise control; and
 - (b) the manager's duty to maintain or keep in repair is to be construed as requiring a standard of maintenance or repair that is reasonable in all the circumstances, taking account of the age, character and prospective life of the house and the locality in which it is situated.
- (2) Nothing in regulations 4 to 10 shall—
- (a) require or authorise anything to be done in connection with the water supply or drainage or the supply of gas or electricity otherwise than in accordance with any enactment; or
 - (b) oblige the manager to take, in connection with those matters, any action which is the responsibility of a local authority or any other person, other than such action as may be necessary to bring the matter promptly to the attention of the authority or person concerned.