



Landlord FAQ

How do I get my property appraised for rental valuation?

Contact a member of staff to arrange a visit to the property - see our contact us details.

What is a House in Multiple Occupation

The Housing Act 2004 introduces the licensing of Houses in Multiple Occupation - HMOs. It will be compulsory to licence larger, higher-risk HMOs. Councils will also be able to licence other types of HMOs to tackle problems in these smaller properties.

Will my property fall into the “House in Multiple Occupation” (HMO) sector?

Until your house has been assessed it will be difficult to say, however any of the following properties are likely to be houses in multiple occupation (HMOs) –

- Bedsits
- Shared houses
- Lodgings
- Hostels.
- Individual shared self-contained flats/cluster flats
- Blocks of converted flats
- Halls of residence (privately operated)
- Asylum seeker/migrant accommodation
- Accommodation for workers/employees
- Refuges

How much is the licence and where do I get it from?

Nottingham City Council's current fee as at March 2017 is £910 for a standard fee per application. Other charges may apply, however for further information please [click here](#)

As a Landlord what are my responsibilities to the tenant?

You are legally responsible for several factors around health and safety and other responsibilities (see landlords section on the site).

As a Landlord how do I know if the prospective tenants are going to treat my property with respect?

As an agent we carry out reference checks to their employers, banks, past landlords and taking up references through 'Homelet' (a credit reference agency). We will do our utmost to ensure both you and we are happy the prospective tenants are suitable.

What happens if a tenant doesn't move out after the end of a tenancy?

Contact McLean Property Services and we can commence Court proceedings to gain the relevant possession order dependent upon the tenure type.

Insurance Policies

A failure to inform your insurer that you are renting a property could invalidate any subsequent claim. Tenants are responsible for insuring any of their own possessions. There are various specialist insurance products designed for landlords and tenants and rented property: - Buildings, Contents, Legal Expenses, Emergency Repair cover, Rental Guarantee cover etc. Contact McLean Property Services for details on how to obtain Rental Guarantee Insurance