

Information about independent accommodation in Warwickshire.

Are you a single Ukrainian national considering independent accommodation in Warwickshire? If so, have you come across the term 'HMO'. In this article, we'll explain what HMO's are and provide information on how to access them in the UK.

What is an HMO?

HMO stands for House of Multiple Occupation. This is a type of house where three or more unrelated people live together and share communal facilities, such as kitchen, bathroom, living room. HMO's are popular amongst students, young professionals, and those looking for cost effective independent living. Larger HMO's will be required to be licensed by law. For more information, please visit (insert link) - Take your time, research thoroughly, and do not hesitate to seek advice from your allocated Housing Options Officer within HFU Team!

Advantages of HMO Accommodation:

1. **Affordability:** HMO's tend to be more budget friendly than self-contained independent accommodation, traditionally 1 bed flats, apartments or studio flat (open plan living room and kitchen). Making them a good choice for people on a tighter budget
2. **Social Aspects:** Living in an HMO is a great way to meet new people, especially if you're new to the UK.
3. **All inclusive:** Many HMO's include utilities – simplifying your monthly expenses.

How to find HMO accommodation:

1. **Online listings:** Websites such as Spare room, Gumtree, Zoopla are excellent resources to finding accommodation in your desired location.
2. **Local Estate Agents:** Visit the estate agents in your area, they often have additional information on available HMO's.
3. **Networking:** Talk to friends, colleagues who might have recommendations.
4. **Social Groups:** Join the local Facebook pages in your area, often people post about accommodation that is available in the area.

Accessing HMO Accommodation:

1. **Budget planning:** Determine your budget and the maximum rent you can afford, remember to account for living expenses. To help maximise your income, please consider using benefit calculator, this will also guide you on any additional benefits that you may qualify for, such as help towards your rent – [Better Off Calculator | Policy In Practice](#)
2. **Location:** Consider a location that suits your needs, whether it's proximity to work, school, and public transport links.
3. **Viewings:** Once you find an HMO suitable for your needs, arrange a viewing with the Landlord or estate agents and meet potential house residents, go prepared

with a list of questions to ask – example questions which may help have been listed below.

4. **Tenant Rights:** Familiarise yourself with your rights, most HMO Landlords issue AST – Assured Shorthold Tenancy agreements, although some Landlords will issue a licence agreement [Houses in multiple occupation \(HMO\) - Shelter England](#)

Example questions:

- How many people do I share the house with?
- What do I have shared use of?
- What utilities are covered in my rent?
- Is a deposit required? If so, is this secured with a Deposit Protection Scheme? – by law it must be secured!
- How long is the tenancy for? Usually, 6- or 12-months ASTs are issued, which usually become periodic – rolling tenancy but the same rights will still apply.

If in doubt, please speak to your allocated PHIL officer on philukraine@warwickshire.gov.uk

Best of luck in your search!