

BDHC – Landlord FAQs

What is a short-life cooperative?

A short-life cooperative is a temporary housing model that brings empty or unused properties back into productive use. BDHC places vetted Members in properties under a sub-licence, not a tenancy. This avoids exclusive possession and ensures guaranteed handback when required, while keeping properties occupied, secure and compliant.

How is a short-life cooperative different from a tenancy?

Short-life cooperative Members occupy under a sub-licence rather than a tenancy. They do not hold exclusive possession or acquire security of tenure. BDHC retains full control of the property and manages the occupancy throughout.

How does BDHC protect landlords from the abolition of Section 21 and the Renters' Rights Bill?

BDHC is exempt from issuing assured or secure tenancies, meaning our occupancy model is not affected by the abolition of Section 21 or legislative changes. Members do not gain statutory security of tenure, so landlords retain certainty and flexibility.

Do properties managed by BDHC require an HMO licence?

No. BDHC is a fully mutual housing cooperative managed by a meeting of all Members. Fully mutual co-operatives run this way are exempt from HMO licensing requirements under the Localism Act 2011.

Does BDHC take tenancies on a Full Repairing and Insuring (FRI) terms?

Yes. BDHC can take tenancies on full repairing and insuring (FRI) terms, reducing the management burden on landlords.

What types of agreements does BDHC use for longer-term leasing?

For multi-unit buildings or long-term arrangements, BDHC uses flexible common law tenancies, which do not create assured tenancy rights.

How secure are BDHC's covenants?

BDHC has operated continuously since 1981 without external borrowing or reliance on public funding.

How do you select Members?

Members are selected through a structured assessment that checks compatibility with co-operative living and property requirements.

Who are your external partners?

BDHC works closely with local authorities, Notting Hill Genesis, Peabody, and other co-operatives.

Who is responsible for maintenance work on the property?

Members maintain the interior and report issues. BDHC notifies landlords of structural defects or major works required.

How many Members will occupy the property?

We ensure appropriate, safe and sensible occupancy based on the size and layout of the property.

How do you manage Members?

Members follow co-op rules, attend meetings, and undergo induction. BDHC tenancy officers provide oversight and support.

How quickly can you fill a vacant property?

Most placements take 7–10 days from enquiry to occupation.

What is the process for getting the property back?

Vacant possession is typically achieved within one month of tenancy end.

Who pays the council tax and utilities?

Members are responsible for all tenancy-related costs, including council tax and utility bills.

How will our contractors access the property?

With 24 hours' notice, Members provide access for emergency inspections and contractor visits.