

LICENSING OF HOUSES IN MULTIPLE OCCUPATION

Property Licence



Under **Housing Act 2004 Section 64** Plymouth City Council has given a licence to the House in Multiple Occupation (HMO) known as:

I Any Road Plymouth PL1 2AA

This licence permits the occupation of this House in Multiple Occupation by a maximum of **7** persons in **5** households in the following lettings:

Room	No of Persons	No of Households
Second floor front bedroom	Two	One
First floor front left bedroom	One	One
First floor rear bedroom	One	One
Ground floor front bedroom	Two	One
Ground floor rear bedroom	One	One

(Left and right are taken from viewing the property from the front)

The licence will last for **5 years**, and expires on **1st August 2016**, subject to review by the Council following inspection.

The licence holder for this HMO is: **Mr A Name**

Please note this licence is not transferable to a new owner. The licence holder named above remains responsible under the terms of this licence until such time as the licence expires or is revoked by the local authority.

The above is considered to be fit and proper to perform their duties under Part II of the Housing Act 2004.

The Conditions of the licence, numbered 1 to 9, are attached.

Signed _____ Dated 2 August 2011

A N Officer

Renewals Officer

Should any person wish to make enquiries concerning this licence they should contact A N Officer, telephone no 307083, or write to Private Rented Team, Housing Services, Directorate of Development and Regeneration, Civic Centre, Plymouth, PL1 2AA, or Email anofficer@plymouth.gov.uk.

Note: This is a house in multiple occupation that is required to be licensed under the provisions of Part II of the Housing act 2004. The granting of this licence does not imply that the use and condition of the property is lawful under other legislation (including planning law). It is a requirement that the house is managed in accordance with the attached conditions; failure to do so is an offence, which may result in prosecution and/or the withdrawal of the licence.

The conditions of the licence for **I Any Road Plymouth PL1 2AA** are as follows:

Standard Conditions

1. The licence holder shall produce to the Council annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months (if gas is supplied at the house).
2. The licence holder shall (1) keep all electrical appliances made available by him within the house in a safe condition and (2) supply to the Council, on demand, a declaration as to the safety of such appliances.
3. The licence holder shall (1) keep all furniture made available by him within the house in a safe condition and (2) supply to the Council, on demand, a declaration as to the safety of such furniture.
4. The licence holder shall (1) ensure that smoke alarms are installed in the house and keep them in proper working order and (2) supply to the Council, on demand, a declaration by him of the condition and positioning of such alarms.
5. The licence holder shall ensure that a written statement of terms of occupancy is supplied to each occupier.
6. The licence holder shall notify the Council of any change of manager of the property and, in respect of the new manager, provide contact details and information to verify their fit and proper status and competence to manage the HMO.
7. The licence holder shall notify the Council of any changes of their address, telephone number and email address.
8. The licence holder shall investigate complaints of antisocial behaviour arising from this HMO and being caused by occupiers or occupiers' visitors. Where appropriate, the licence holder will caution, seek legal advice or lawfully evict to address the problem. Antisocial behaviour is defined in Housing Act 2004 Section 57(5).
9. The licence holder will carry out the following works, within the times set out below, to the satisfaction of the Council and in accordance with the following specification: