



Rushcliffe Borough Council
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**Housing Act 2004 and The Licensing of Houses in Multiple Occupation
(Mandatory Conditions of Licenses) (England) Regulations 2018**

Houses in Multiple Occupation Licence

HMO-0035

Case Reference: 22/01632/HMOLI

THIS LICENCE IS NOT TRANSFERABLE.

(Section 68 (6) Housing Act 2004)

Rushcliffe Borough Council ("The Local Housing Authority") hereby grant to:

Name of Licence Holder: **Emma McLean.**

Address of Licence Holder: XXXXXXXXXXXXXXXXXXXXX

A Licence under Section 64 of the Housing Act 2004, subject to the conditions set out in the schedules attached, in respect of premises situated at: -

35 Epperstone Road, West Bridgford, Nottinghamshire, NG2 7QF.

The Authority has decided that the house is reasonably suitable for occupation by not more than the maximum of Seven (7) **Persons**.

This Licence was granted on **6th February 2023**. It shall come into effect on **19th December 2022** and shall remain in effect for a period of **Five (5) years** from that date, expiring on the **18th December 2027**, unless previously revoked.

David Banks
Director of Neighbourhoods and Deputy Chief Executive
On Behalf of the Licensing Authority

The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licenses) Housing Act 2004.

Updated 1st October 2022

SCHEDULE 1

All Premises Licensed for House in Multiple Occupancy

Section 1 - Gas Safety

1. If gas is supplied to the house, the licence holder shall ensure that the Gas Safety (Installation and Use) Regulations 1998 (or any Regulations which subsequently replace these) are complied with.
 - 1.1 In particular the licence holder shall ensure that an annual safety check is carried out by a GAS SAFE registered engineer on each gas appliance / flue in the house.
 - 1.2 The licence holder shall submit to the Council the annual gas safety certificate.

Section 2 - Safety of Electrical Appliances

2. The licence holder shall ensure that the Electrical Equipment (Safety) Regulations 2016 (or any Regulations which subsequently replace these) are complied with.
 - 2.1 The licence holder shall ensure that electrical appliances made available in the house by them are kept in a safe condition and proper working order.
 - 2.2 The licence holder shall ensure that all electrical appliances made available in the house by them are inspected visually for defects (e.g., frayed wiring, badly fitting plugs etc) at the beginning of each occupancy, regularly thereafter and in any event every two years.
 - 2.3 The licence holder shall ensure that earthed equipment (class 1) e.g., kettles and irons and the associated leads and plugs, made available by them are tested at the point of supply and at least every two years thereafter (more often if deemed necessary by a risk assessment undertaken by the licence holder). This test shall be undertaken by a person competent in the use of the testing equipment and who has the appropriate electrical knowledge and training (i.e., a competent electrician or other person in possession of a City and Guilds Certificate 2377).
 - 2.4 The licence holder shall ensure that unsafe electrical appliances are removed from the house.
 - 2.5 The licence holder shall ensure that a record of visual inspections and tests is maintained.
 - 2.6 The licence holder shall submit to the Council on demand the record of visual inspections and tests.

- 2.7 The licence holder shall on demand submit a declaration, to the Council as to the safety of electrical appliances.

Section 3 - Furniture and Furnishings (Fire Safety)

3. The licence holder shall ensure that the Furniture and Furnishings (Fire Safety) Regulations 1988 (or any Regulations which subsequently replace these) in respect of any upholstered furniture supplied by them, including chairs, sofas, children's furniture, beds, upholstered head boards, mattresses, scatter cushions, seat pads, pillows and upholstered garden furniture are complied with.
- 3.1 The licence holder shall ensure that the furniture made available by them is kept in a safe condition.
- 3.2 The licence holder shall on demand, submit to the Council a declaration as to the safety of such furniture.

Section 4 - Smoke Alarms / Fire Detection Systems/ Carbon Monoxide Detectors

- 4 The licence holder shall ensure that at all times a smoke alarm / fire detection system designed in accordance with BS 5839-6:2019 (or any British Standard which subsequently replaces this) is installed in the house on each storey where there is a room used as living accommodation. and is maintained in proper working order.
- 4.1 The licence holder shall ensure that the fire alarm system in the house is tested, inspected and serviced in accordance with BS 5839-1:2017 (for Grade A systems) or BS 5839-6:2004 (for all other grades of system), or any British Standards which subsequently replace these.
- 4.2 Evidence of the inspection and testing of all Grades of system must be made available to the authorised officer of the Council upon request, this includes the requirement to produce inspection logs on a premise-by-premise basis as and when requested in relation to daily management of the installation.
- 4.3 The licence holder shall on demand, submit to the Council a declaration as to the condition and position of any smoke alarms /detectors in the property.

(In the event that a new fire detection system is installed, or an existing installation is substantially altered within a licensable House in Multiple Occupation, the local authority should be advised in writing prior to the commencement of the works. If works are carried out without notifying the local authority, there may be a requirement for the system to be altered if it is not found to be adequate when the next housing inspection is undertaken).

- 4.4 Carbon Monoxide Detector(s) For Premises Licenced On or After 1st October 2022.
The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022.

A carbon monoxide alarm shall be installed in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers).

Section 5 - Written Agreements

- 5. The licence holder shall supply to the occupiers of the house a written statement of the terms on which they occupy it.
- 5.1 The licence holder shall on demand submit a copy of the written statement to the Council.

Section 6 - HMO Management Regulations and Approved Codes of Practice

- 6. The licence holder shall comply with the Management of House in Multiple Occupation (England) Regulations 2006 - or any Regulations which subsequently replace these - and any Approved Code of Practice issued under section 233 of the Housing Act 2004.
- 6.1 A copy of the licence must be displayed in a prominent position in the premises.

Section 7 - Safety of Electrical Installations

- 7. The licence holder shall ensure that the electrical installation in the house is kept safe and in proper working order.
- 7.1 The licence holder shall ensure that a periodic inspection of the electrical installation in the house is undertaken in accordance with BS 7671 (or any British Standard which subsequently replaces this) at intervals of no more than 5 years or lesser period if indicated on the previous periodic inspection report.
- 7.2 The licence holder shall on demand submit the latest periodic inspection report in the format recommended in Appendix 6 of BS 7671 to the Council.
- 7.3 The licence holder shall ensure that this report is issued by a competent person. A competent person in this respect includes National Inspection Council for Electrical Installations Contracting (NICEIC) enrolled contractors or ECA members (persons who regularly inspect and are qualified to inspect domestic electrical installation systems and whose work is subject to regular assessment).

Section 8 - Environmental Management/Amenity of the Neighbourhood

- 8. The licence holder shall ensure that the exterior of the house is maintained in a reasonable decorative order and in reasonable repair.
- 8.1 The licence holder shall ensure that gardens and yards are maintained such that they do not necessitate action under the provisions of Section 215 of the Town and Country Planning Act 1990 and as such do not adversely affect the amenity of the neighbourhood. To that extent the licence holder shall ensure that at all times gardens, yards and other areas within the curtilage of the house are kept in a reasonably clean and tidy condition and free from rodent infestations.
- 8.2 The licence holder shall ensure that suitable and adequate provision for refuse storage and collection is made at the house and that the Council's arrangements for refuse collection including recycling are adhered to. This shall include the provision of closable bins of suitable capacity as specified by the Council. Arrangements shall be made immediately for the proper

collection and disposal of any rubbish additional to that within the bins and such rubbish shall be stored within the curtilage of the property at the rear if feasible. The licence holder shall ensure that all refuse containers are returned within the curtilage of the property on the same day that they are emptied by the Council.

Section 9 - Landlord and Tenant issues

9. The licence holder shall ensure that notification in writing is given to all occupants at the beginning of their occupancy of the arrangements in place to deal with emergency and other repairs.
- 9.1 The licence holder shall ensure that all reasonable and practical steps are taken to prevent or reduce anti-social behaviour by persons occupying or visiting the house.
- 9.2 The licence holder shall ensure that each occupier is made aware of any conditions imposed by the Council relating to the behaviour of occupants, and that compliance with any such conditions is made a condition of occupancy. Those conditions are that occupants shall: -

Not cause nuisance and annoyance to other occupants or to neighbouring residents.

- Comply with arrangements made by the manager for the storage and disposal of refuse.
- Not cause damage to fixtures, fittings, fire precautions or premises.
- Not use abusive or threatening behaviour.
- Allow access to the agents/landlord to maintain communal areas and with reasonable notice to carry out works within the occupant's own accommodation.

Section 10 - If Emergency Escape Lighting is fitted within this property

10. The licence holder shall ensure that the escape lighting in the house is inspected, tested and serviced generally in accordance with clause 12 of BS 5266 - 1: 2016 (or any British Standard which subsequently replaces this). In particular the following shall be carried out: -
- every six months checks on the system shall be carried out in accordance with clause 12.4.4
 - every three years checks on the system shall be carried out in accordance with clause 12.4.5
 - for self-contained luminaires with sealed batteries, after the first three yearly test, the three yearly tests shall be carried out annually in accordance with clause 12.4.6
- 10.1 Throughout the period of the licence, periodic and test certificates in the format recommended by BS 5266 - part 1:2016 (Annex K) shall be submitted to the Council upon demand.
- 10.2 The above-mentioned checks shall be carried out by a competent person. A competent person in this respect includes NICEIC enrolled contractors or ECA members who are familiar with all British Standards relating to emergency escape lighting systems, regularly inspect

emergency lighting systems, are qualified to inspect emergency lighting systems and whose work is subject to regular assessment.

Other contractors will be asked to demonstrate their competence to the Council before acceptance of the certificates.

In addition, the following works must be completed in accordance with the Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006. All works must be completed within the specified time periods.

SCHEDULE 2

The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licenses) (England) Regulations 2018

(Additional Conditions for Premises First Licensed On or after 1st October 2018)

(1) Where the HMO is in England, a licence under Part 2 must include the following conditions.

(2) Conditions requiring the licence holder—

(a) to ensure that the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51 square metres.

(b) to ensure that the floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years is not less than 10.22 square metres.

(c) to ensure that the floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years is not less than 4.64 square metres.

(d) to ensure that any room in the HMO with a floor area of less than 4.64 square metres is not used as sleeping accommodation.

(3) Conditions requiring the licence holder to ensure that—

(a) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years only, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence.

(b) where any room in the HMO is used as sleeping accommodation by persons aged under 10 years only, it is not used as such by more than the maximum number of persons aged under 10 years specified in the licence.

(c) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years and persons aged under 10 years, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence and the maximum number of.

SCHEDULE 3

Additional Conditions Required by the Local Housing Authority

None.

Advice and Recommendations

A full inspection will be carried out of the premises in the future in relation to Part 1 of the Housing Act 2004 and a Housing Health and Safety Rating System inspection carried out. Further works may or may not be required following this inspection.

The Decent & Safe Homes (DASH) website provides information on the Housing, Health and Safety Rating System and also provides guidance on what may be required in relation to fire detection, fire separation and emergency lighting.

The guidance in relation to Fire Safety has been agreed by the Fire Service and many local authorities in the East Midlands. You may wish to have regard to this information when considering housing conditions.

You can find out more information at:

<https://dashservices.org/>

<https://dashservices.org/Resources/Fire-Safety>

<https://www.local.gov.uk/sites/default/files/documents/dash-services-promoting-b-76c.pdf>

www.notts-fire.gov.uk

<https://www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords/the-smoke-and-carbon-monoxide-alarm-england-regulations-2015-qa-booklet-for-the-private-rented-sector-landlords-and-tenants>