



Houses In Multiple Occupation Standard Licence Conditions

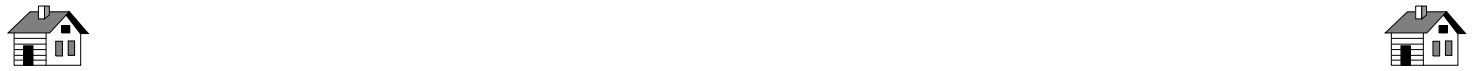
The following mandatory conditions under the Housing Act 2004 will apply to this licence:

- gas safety certificate must be provided annually to the Council
- all electrical appliances provided as part of the tenancy must be in a safe condition
- all furniture provided as part of the tenancy must be in a safe condition
- smoke alarms are installed within the house and are maintained in proper working order
- a declaration, as and when required by the Council, as to the condition and positions of such alarms
- the tenants must be provided with a Tenancy Agreement

In addition the following conditions will apply:

- The licensed premises will comply with all Statutory requirements and this includes current and future Management Regulations
- Anti-social behaviour within the premises is dealt with under the terms of the Tenancy Agreement
- Anti-social behaviour outside the building is notified to the Council and the Police by the Licence holder or Manager who will work with them to eliminate it
- Maintenance reports must be supplied to the Council annually with regards to emergency lighting, fire detection and alarm systems
- An electrical test certificate, issued by a competent person, must be provided within 12 months of the Licence being issued.
- 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.
- Within the common part must be clearly displayed:
 - (i) Copy of the Licence
 - (ii) Copy of the current Gas Safety Certificate
 - (iii) Name, address and telephone number of the Licensee or Manager of the premises
- The licensee or his/her Manager will provide, to any Authorised Officer of the Council, access into the licensed premises as and when required to do so.





Variation of Licensing Conditions

Any variation to the Licence must be approved by the local housing authority. All applications must be accompanied by the appropriate fee.

Breaches of Licensing conditions

The licence holder or manager of an HMO who allows it to be occupied by more persons than are permitted under the licence commits an offence and can be fined up to £20,000.

If that person otherwise breaches or fails to comply with a condition of the licence he will also commit an offence and may be fined up to a maximum of £5,000.

Prosecution of the offences is without prejudice to the LHA's power to revoke the licence.

Explanatory notes

For a detailed explanation of the requirements of the conditions, please consult the document "Licensing conditions for houses in multiple occupation-Explanatory notes version 1 June 2006"

