



Housing Act 2004 (c.34) Part 2

House In Multiple Occupation Licence

In accordance with the above-mentioned legislation, Portsmouth City Council hereby licence Michael Burns of 55 Westover Road, Portsmouth, PO3 6NR to operate a House in Multiple Occupation (HMO) known as:

38 Lawrence Road, Southsea, PO5 1NY

for occupation by no more than 5 persons under section 61 of the Housing Act 2004.

This licence is for a period of 5 years and expires on 22nd August 2016, subject to review by the Council following an inspection of the property.

This licence is awarded subject to the conditions attached.

Dated 22nd August 2011

Signed

[Redacted signature]

Alan Cufley
Head of Community Housing and Regeneration

THIS LICENCE IS NOT TRANSFERABLE.

Note: The above house in multiple occupation is required to be licensed under the provisions of Part 2 of the Housing Act 2004. The granting of this licence does not imply that the use and condition of the property are lawful under other legislation. 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 withdrawal of the licence.

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The Conditions of the licence for 38 Lawrence Road, Southsea,
PO5 1NY, Portsmouth are as follows:

1. The licence holder will provide to Portsmouth City Council copies of the following documents on, or within, 2 weeks of each anniversary of the granting of this licence:
 - a) A current certificate certifying the safety of the landlord's gas appliances and installations (if present).
 - b) A current certificate of service demonstrating the proper operation of the fire alarm system(s).
 - c) A current certificate of service demonstrating the proper operation of the emergency lighting system (if present).
 - d) A current PAT certificate (electrical appliance safety certificate) for appliances provided by the landlord.
 - e) A declaration demonstrating compliance with fire safety regulations for landlord's furnishings.
2. With the exception of item (e) above, all these documents are to be provided by a competent person.
3. Notwithstanding condition 1 above, the licence holder shall provide, on demand, a declaration:
 - a) on the safety of the electrical appliances made available by him.
 - b) on the safety of the furniture made available by him.
 - c) on the condition and position of the smoke alarms.
4. A copy of the following documents shall be displayed in the HMO to which all tenants have access:
 - a) this licence, and the conditions attached thereto;
 - b) the manager's contact details; and
 - c) the procedure for notifying the manager of any emergency and other complaints concerning the property and details of how the manager will address them.
5. The licence holder shall ensure, to the satisfaction of Portsmouth City Council, that suitable provision is made to carry out emergency repairs as and when these may arise, including by the use of specialist contractors when necessary. Written confirmation and details of specialist contractors shall be provided by the licence holder to Portsmouth City Council, on demand.
6. The licence holder will ensure that all electrical appliances, gas fittings and furniture made available by him shall be kept in a safe condition.
7. Any alteration to the electrical wiring must be completed in accordance with the current Building Regulations.

8. The licence holder (or the property manager) shall attend the property at frequent intervals. The frequency of the inspections will be determined by Portsmouth City Council and the licence holder. The purpose of the inspections is to:
 - a) ensure the proper management of the property.
 - b) ensure compliance with The Management of Houses in Multiple Occupation (England) Regulations 2006, and any revisions thereto; and
 - c) ensure the property is maintained in such a condition that category 1 hazards, within the meaning of Part 1 of the Housing Act 2004, are not present or quickly eliminated.
9. Arrangements must be made to ensure compliance with any standards or Approved Codes of Practice which the licensing authority or central government may from time to time require.
10. The licence holder is to ensure that the requirements of landlord and tenant legislation are properly adhered to. In particular, the licence holder will ensure that **written terms of tenancy** are to be provided for all occupiers. These terms will describe and give details of:
 - a) The type of tenancy, its duration and terms of notice.
 - b) The amount of rent due together with dates and method of payment, and the circumstances when the rent may be reassessed.
 - c) The amount of deposit taken, how it is held and the terms for its return.
 - d) An inventory of contents and condition at the commencement of the tenancy.
 - e) Conditions expressly prohibiting antisocial behaviour (which causes a nuisance or annoyance to adjacent occupier(s) or the community, whether carried out by tenants or their guests), and a warning that breach of the prohibition could lead to a loss of accommodation.
 - f) The means of contacting the property owner and/or property manager to report repairs, etc.
11. The licence holder will provide to Portsmouth City Council copies of all the current tenancy agreement and details of the where any rent deposit is held, on demand.
12. The licence holder is to ensure that any works carried out at the property comply with all relevant legislation, including Building Regulations, Planning requirements and the Construction Design and Management Regulations.
13. The licence holder is required to notify the Council of any changes at the property, including structural alterations, changes to the ownership or management, or events that may affect the fit and proper person status of the owner, licence holder or manager, which may affect the licence.

14. The licence holder (or his manager) will attend the property as may be reasonably necessary for the purposes of inspection by Portsmouth City Council.
15. The licence holder will work pro-actively and responsibly with all enforcement agencies in response to anti social behaviour caused by tenants within the curtilage of the property.
16. The licence holder shall ensure that an adequate number of smoke alarms are suitably positioned in the house and are maintained and kept in proper working order.
17. A written record of visual inspections and testing undertaken by the licence holder relating to the fire alarm system shall be maintained by the licence holder and produced to Portsmouth City Council, on demand.
18. The licence holder is to ensure that any works carried out at the property are done so with due regard to the comfort of the occupying tenants.
19. The licence holder shall ensure that at all times gardens, yards and other areas within the curtilage of the property are kept in a reasonably clean and tidy condition and free from rodent infestation.
20. The licence holder shall maintain the exterior of the property in reasonable-decorative order and in reasonable repair.
21. Any emergency lighting systems shall be inspected, tested and serviced generally in accordance with Clause 12 of BS5266-1: 1999.
22. A written record of visual inspections and testing undertaken by the licence holder relating to the emergency lighting system shall be maintained by the licence holder and produced to Portsmouth City Council, on demand.
23. 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 such conditions is made a condition of occupancy. Those conditions are that the occupants shall:
 - a) Not cause nuisance and annoyance to other occupants or to neighbouring residents.
 - b) Comply with arrangements made by the manager for the storage and disposal of refuse.
 - c) Allow access to the licence holder (or his manager) to maintain communal areas and with reasonable notice to carry out works within the occupant's own accommodation.
 - d) Not to cause damage to fixtures, fittings, fire precautions or premises.

NOTE: Where on demand is stated within these licence conditions, this means within 7 (seven) days from the written request by the licensing authority.

24. Special conditions relating to the provision of a licence for this property.
The licence holder will carry out the following works, within the times set out below, to the satisfaction of the Council:

Works Required:

NONE