MANCHESTER
CITY COUNCIL

Licence Ref Number: 180925/OL2

Address of licensed premises:-
174 Acomb Street
Hulme
Manchester
M14 4DZ

Licence holder:-
Name: Beech Properties
Address: 139 Acomb Close
Moss Side
Manchester
M14 4DF

Person / company managing this property:-
Name: Beech Properties
Address: 139 Acomb Close
Moss Side
Manchester
M14 4DF

The licence was granted on:- 11th March 2016

and is valid until:- 10th March 2021

This licence is not transferable and is issued subject to the conditions in the attached schedules.

The council is satisfied that the licensed premises are reasonably suitable for occupation by not more than **6** occupants.

Dated this day: 11th March 2016

Signature

[redacted]

On Behalf of, and in the name of, Sara Todd
Deputy Chief Executive Growth and Neighbourhoods

Statutory conditions in Schedule 4 Housing Act 2004

1. If gas is supplied to the licensed premises the Licence Holder must produce annually to Manchester City Council (the Council) for their inspection, a gas safety certificate obtained in respect of the house named on the licence within the last 12 months.

2. The Licence Holder must;

i. Keep electrical appliances and furniture supplied by him in a safe condition

ii. Supply to Council, on demand, with a declaration by him as to the safety of such appliances and furniture**.**

3. The Licence Holder must;

i. ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation; and

ii. keep each such alarm in proper working order; and

iii. supply the authority, on demand, with a declaration by him as to the condition and positioning of such alarms.

4. The Licence Holder must;

i. ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and

ii. keep any such alarm in proper working order; and

iii. supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm.

5. The Licence Holder must supply to the tenant/occupiers of the house a written statement of the terms on which they occupy it.

General Conditions Applicable to all Mandatory HMO Licences

1. The Licence Holder must inform the Council in writing or via email of any changes in their address and contact details, within 28 days of any changes.

2. The licence holder must ensure that any persons involved with the management of the house including themselves to their best knowledge are

“fit and proper persons” for the purpose of the Act. Any change in these circumstances shall be notified to local authority in writing.

i. The licence holder must advise the Local Authority immediately if there will be any transfers in ownership, sale of the licensed property OR management of the property.

ii. The licence holder must (if applying as a company/partnership etc) inform the Council in writing within 14 days of any changes affecting the company/partnership status, i.e. Bankruptcy, changes in Directors, Partners or Company Secretaries.

3. The Licence Holder must ensure that the licensed premises comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 SI 372 (Management Regulations), and any updated versions of this regulation and continue to do so throughout the period of the licence

4. The Licence Holder must comply with the Council’s Standards for Houses in Multiple Occupation, and associated guidance throughout the period of the licence unless otherwise specified in the licence, and must maintain those standards throughout the period of the licence.

5. The licence holder must ensure that a fire detection system, which includes smoke alarms, is installed in the property and that the system is kept in proper working order. The Local Authority may request that the licence holder supplies a declaration that the detection is in proper working order and require details of the positioning of such alarms. (Housing Act 2004 Schedule 4 1(4))

6. The Licence Holder must keep on file and have available for the council upon request originals of the following documents:

i. Fire detection equipment inspection and servicing certificate annually

ii. Firefighting equipment (extinguishers, blankets etc), inspection and servicing certificate annually

iii. Gas Safety Inspection certificate annually (if Gas is supplied to the HMO)

iv. Electrical installations inspection certificate on demand

v. P.A.T. certificate on demand

vi. Certificates supplied annually must be available on a date specified by the Council.

7. The Licence Holder must take all reasonable steps to arrange full access to the whole of the licensed premises for the purposes of a compliance inspection by Manchester City Council within 7 days of a written request to do so. Tenants/occupiers of the licensed premises must be given a minimum of 24 hours notice of the need for inspection by the Licence Holder or his representative.

8. The Licence Holder must take responsibility for waste and recycling, ensuring that sufficient refuse and recycling containers are available for tenants' use, ensuring that tenants/occupiers are made aware of the arrangements for the collection of refuse and bulky goods and that the tenants /occupiers return the containers within the boundary of the property on the day of collection. The Licence Holder must work with the City Council to find solutions where the tenants are not disposing of waste effectively.

9. The Licence Holder must ensure that any tenancy agreement used is written in plain English and must provide the Council with a copy within 30 days of a request to do so. (Housing Act 2004 Part 2 Section 67 (2)(b))

10. The Licence Holder must undertake reasonable steps to resolve complaints of nuisance and/or anti social behavior perpetrated by his or her tenant/occupier or visitor to the licensed premises.

11. The Licence Holder must take reasonable steps to obtain references as to the character and behaviour of a prospective tenant/occupier from previous landlords and/or persons of standing in the community

12. The Licence Holder must act lawfully in requesting any advanced payments and in handling rents.

13. Where the Licence Holder demands a deposit he/she must provide the tenant/occupier with a statement of the terms of the tenancy deposit including:

i. Details of the deposit required

ii. Details of what the deposit covers together with a written, agreed inventory signed by the tenants/occupiers

iii. Details of the arrangements and timescales for the return of the deposit.

N.B. If a Licence Holder is prosecuted for a breach of the Management Regulations this may also affect his/her status as a fit and proper person to hold the licence and the Council may revoke that licence.