

ORIGINAL (D)

LICENCE REFERENCE: MAN-661855234232



HMO PROPERTY LICENCE

Under Section 64 of the Housing Act 2004

I hereby certify that the House in Multiple Occupation situated at

37, Landcross Road, Manchester, M14 6LZ

has been licensed with Manchester City Council under the above legislation and is subject to the attached conditions.

Licence Holder: Andrew Acton
Valid from: 09 November 2022
Expiry date: 08 November 2027
Occupation: This property is licensed for a maximum of **6 people** living as **6 households** regardless of age

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05 SEP 2024

Date
19 December 2022

Signature

Neil Fairlamb
Director of Neighbourhoods

A copy of this licence must be displayed in a prominent and accessible position within the above property at all times. Please note: This licence is non-transferable, and does not guarantee that the property has been inspected and approved as being of an acceptable standard. If a licence holder, or a person on whom restrictions or obligations under a licence are imposed, fails to comply with any condition of the licence they may be committing an offence that is punishable in the Magistrates' Court by an unlimited fine, or a civil penalty up to £30,000. If you have any queries or complaints about the standard of the property please contact the Council.

Manchester City Council
Housing Compliance & Enforcement
Team
Hammerstone Road
Gorton
Manchester
M18 8EQ

Andrew Acton
12 Marsland Road
Marple
Stockport
SK6 6HD
United Kingdom

citywide.hst@manchester.gov.uk

19 December 2022

Dear Andrew Acton

Licensing Of Houses In Multiple Occupation (Housing Act 2004 Part 2 Section 64)
Notice of Approval to Grant a Licence (Schedule 5 Part 1)

**Re: 37, Landcross Road
Manchester
M14 6LZ**

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I am now able to confirm that a licence has been granted under the above legislation for the above property. Enclosed are the licence documents.

Please read the entire notice and proposed Licence document carefully. The Licence includes conditions and standards that the proposed licence holder will be required to meet or maintain.

Failure to comply with licensing conditions may result in a civil penalty of up to £30,000 per condition and/or the Licence being revoked. Manchester City Council will conduct a compliance inspection upon the property to ensure they are met.

The Licence is a legal document and should be carefully observed. If you are in anyway unclear, as to what actions you are required to take to meet the conditions of the Licence, you should seek appropriate legal advice.

All person(s) associated with this licence are reminded that the conditions attached to this licence must be met. The licence holder and manager must not breach the conditions of the licence; doing so may result in penalties being imposed and legal action being taken. The property may be inspected by Council officers at any time and evidence that conditions are being adhered to can be requested.

Please note that the name and address of the licence holder will be placed on the Public Register of Licences as required under Part 7, section 232 of the Housing Act 2004.

It is an offence for a licence holder to fail to comply with any condition of a licence.

If you have any further queries please do not hesitate to contact me.

Yours sincerely,



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