



MANCHESTER CITY COUNCIL

NOTICE OF GRANT OF A LICENCE UNDER PART 2 AND SCHEDULE 5 OF THE HOUSING ACT 2004

To: Aldwarden Ltd (the Applicant)

Of: Aldwarden Hill Legh Road
Knutsford
Cheshire East
WA16 8LP

and

To: Handelsbanken
101 Barbirolli Square
Manchester
M2 3PW

TAKE NOTICE THAT: Manchester City Council (the Council) as local housing authority has considered the application made by the Applicant for a licence in respect of the house known as **1 Keppel Road, Manchester, M21 0AT** (the House) being a house required to be licensed under Part 2 of the Housing Act 2004.

On the 28/02/2022 the Council decided to grant a licence to the Applicant in respect of the House. A copy of the licence is attached to this notice.

The reasons for deciding to grant the licence are as follows:-

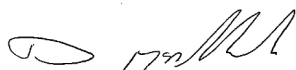
- The house is reasonably suitable for occupation by not more than the maximum number of households or persons prescribed in the licence / The House can be made reasonably suitable for occupation by the maximum number of households or persons prescribed in the licence by the imposition of conditions on the licence.
- The proposed licence holder is a fit and proper person to be the licence holder.
- The licence holder is the most appropriate person to be the licence holder.
- The proposed manager of the House is a fit and proper person.
- The proposed management arrangements for the House are satisfactory.
- The proposed manager of the house is either the person having control of the house or a person who is an agent / employee of the person having control of the house.

The granting of this HMO Licence is independent of any Planning requirements of this Council. If you do not have planning permission for the use of this property as a HMO, you should contact Manchester City Council Planning Department on 0161 234 4516 or via email: planning.tst@manchester.gov.uk

You have a right of appeal to the Residential Property Tribunal against the decision of the Council to grant a licence in respect of the House or the terms or conditions of the licence. Any appeal against the decision of the Council to grant a licence or the terms of the licence must be made within the period of 28 days beginning with the date on which the decision to grant a licence was made.

Dated this day: 21 March 2022

Signed:



David McAllister
On behalf of, and in the name of, Fiona Worrall
Strategic Director for Neighbourhoods

Written enquiries should be made to:

The Neighbourhoods Service
Growth & Neighbourhoods
Coca Cola Building
Hammerstone Road
Gorton
Manchester
M18 8EQ

Tel: 0161 245 7850

Fax: 0161 276 7550

Email: HMOlicensingenquiry@manchester.gov.uk



**MANCHESTER
CITY COUNCIL**

Neighbourhoods Directorate

Coca Cola Building
Hammerstone Road
Gorton
Manchester
M18 8EQ

Tel: 0161 245 7850

Aldwarden Ltd
Aldwarden Hill Legh Road
Knutsford
Cheshire East
WA16 8LP

Date: 21 March 2022

HMOlicensingenquiry@manchester.gov.uk

Dear Mr Lawrence James,

Re: 1 Keppel Road, Manchester, M21 0AT

Please find enclosed your Mandatory HMO Licence for the above property.

Enclosed within this pack is:

- The notice to grant a Mandatory HMO Licence
- A copy of the statutory and general conditions that are applicable to all HMO Licences and specific conditions that are applicable to the above stated property
- Explanatory notes
- A copy of the Licence
- The true Licence document

The legislation dictates that we issue a notice, this is to inform all relevant persons connected to the property that MCC has granted the Licence, and the conditions under which it has been granted.

Please read the entire notice and proposed Licence document carefully. Your Licence includes conditions and standards that you are required to meet or maintain. Within the period of the Licence, Manchester City Council will conduct a compliance inspection of the licensed premises to ensure the conditions are met.

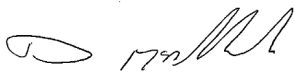
Failure to comply with licensing conditions may result in a fine of up to £30,000 or the Licence being revoked. The Licence is a legal document and should be carefully observed. If you are in any way unclear, as to what actions you are required to take to meet the conditions of your Licence, you should seek appropriate legal advice.

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

If you have any general queries regarding the progress of your Licence application, please contact Neighbourhood Services on the above telephone number or by email. If you would like to speak to the officer who is dealing with your application in person, it may be advisable to call and make an appointment to meet them.

Please note that officers cannot provide you with legal advice and you should obtain your own independent advice should this become necessary.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D McAllister', with a stylized flourish at the end.

David McAllister
Neighbourhoods Directorate

Copy of Mandatory HMO Licence

Licence Ref Number: 264341/DM616134

Address of licensed premises:-

1 Keppel Road
Manchester
M21 0AT

Licence Holder:-

Name: Aldwarden Ltd

Address: Aldwarden Hill Legh Road
Knutsford
Cheshire East
WA16 8LP

Person / company managing this property:-

Name: Aldwarden Ltd

Address: Aldwarden Hill Legh Road
Knutsford
Cheshire East
WA16 8LP

The licence was granted on:- 21 March 2022

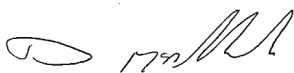
and is valid until:- 20 March 2025

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 5 occupants comprising of 5 households.

Dated this day: 21 March 2022

Signature



David McAllister
On behalf of, and in the name of, Fiona Worrall
Strategic Director for Neighbourhoods

Explanatory Notes

The Notice of Grant

The Notice of Grant a Licence is a legal document confirming Manchester City Council's (the Council's) decision to grant a Mandatory HMO Licence for the property specified in the notice. It is a legal requirement that the Council serve this notice on the licence applicant, and send a copy of it to certain persons connected to the property – these people are usually referred to legally as "relevant persons".

This notice informs of the decision to grant a licence and the conditions that have been placed on the licensed property. The applicant and persons connected to the property have the right to appeal against a Notice of Grant of Licence, this is referred to as the right of appeal.

Right of Appeal against a Notice of Grant of Licence

If you do not agree with this notice you may appeal against it to the Residential Property Tribunal but you must do this within 28 days from the service on you of this notice.

The Residential Property Tribunal may allow an appeal after the end of the time period specified above if there are good reasons for the delay.

In addition to the applicant or any relevant persons right to appeal against a decision by the local housing authority on application to grant the licence, an appeal to grant the licence may in particular relate to any of the terms of the licence.

The right of appeal against the local authority decision to refuse to grant the licence does not apply where the applicant is not a fit and proper person, having been convicted of a banning order offence.

If you appeal, the Residential Property Tribunal may allow or dismiss your appeal. If the Tribunal allows your appeal, they may confirm, reverse or vary the decision of the local housing authority. The tribunal may direct the authority to grant a licence to the applicant for the licence on such terms as the tribunal may direct.

If you decide to appeal you will need to apply to the Residential Property Tribunal. The address is:- HM Courts & Tribunals Service, 1st Floor, Piccadilly Exchange, 2 Piccadilly Plaza, Manchester, M1 4AH; Telephone on 0161 237 9491; Fax number 01264 785128; website: www.justice.gov.uk; email: rpnorthern@justice.gov.uk; The Tribunal staff will advise you on how to word your appeal. You must submit two copies of this notice with your appeal, one of which will be sent to the Council by the Tribunal.

The Licence

The Licence is a legal document that shows that the licence holder has been given permission to continue to operate a certain type of HMO, usually with certain conditions that the licence holder must meet.

The Licence relates only to the property specified in the licence. The Licence is usually valid for 5 years from the date of issue, however, the duration of the Licence is specified on the Licence document. The Licence may not be transferred to another person. If the owner/manager (or whoever acts as licence holder) changes while the Licence is in force, the Licence ceases to be in force and a new licence must be obtained.

Where a Mandatory HMO Licence application is made to the Council, it will either grant or refuse the Licence. In making this decision, the Council will consider, amongst other things:

- Whether the house is reasonably suitable for occupation by the proposed number of households or persons
- Whether the proposed licence holder is the most appropriate person to hold the Licence

- Whether he or she is a fit and proper person to be the licence holder
- Whether the proposed management arrangements for the property are satisfactory

Licence Conditions

Every licence must include certain statutory conditions, which are stated in Schedule 4 of the Housing Act 2004. There is also a set of general conditions that Manchester City Council has decided to apply to all licences. The Council also has the power to impose specific conditions on a licence if it considers them appropriate for regulating the management, use and occupation of the house concerned.

Conditions may relate to or include, amongst other things:

- Restrictions or prohibitions on the use or occupation of particular parts of the house
- Reasonable and practical steps for the prevention or reduction of anti-social behaviour
- Making facilities and equipment available in the property to meet prescribed standards and/or keep facilities and equipment in repair and proper working order
- That works are carried out within a particular timescale.

All conditions that are applied to licences are designed to demonstrate the minimum standard that must be met. The condition may specify a list of factors that should be achieved, some of which the licence holder may already comply with. It is the duty of the licence holder to read all conditions **entirely and carefully** and fulfil them completely. The council may impose time restrictions for compliance with certain conditions where appropriate. It is an offence to fail to comply with any condition on a licence. On conviction this carries a fine of up to £30,000.

Variation and Revocation of Licence

The Council may vary or revoke the Licence with the consent of the licence holder or if the Council considers there has been a change of circumstances.

Offences

Offences in relation to licensing of HMO's can include:

- Having control of or managing a HMO which is required to be licensed but is not
- Knowingly allowing more than the maximum number of occupants stated in the Licence to reside in the premises
- Failing to comply with a condition of the Licence

It is an offence to supply false or misleading information to the Council (either directly or via another person) where it is known that the information is false or misleading, or the applicant or some other person has been reckless as to whether the information is false or misleading.

Advice

If you do not understand this notice or wish to know more about it, you should contact the Neighbourhood Services. If you want independent advice about your rights and obligations, you should go to a Citizen's Advice Bureau, Housing Aid Centre, Law Centre or contact a solicitor. Any statutory references in this document are references to the Housing Act 2004, which can be viewed on the Office of Public Sector Information website

Contact Details

Neighbourhoods Directorate
Coca Cola Building
Hammerstone Road
Gorton
Manchester
M18 8EQ
Tel: 0161 245 7850
E: HMOlicensingenquiry@manchester.gov.uk