



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

To: Mr David Sinclair (the Applicant)

Of: 1 Marlborough Close
Devizes
Wiltshire
SN10 2JN

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

20 Cawdor Road Manchester M14 6LQ (the House)

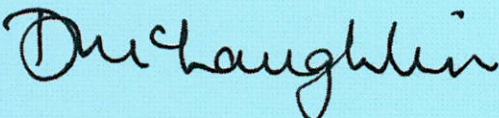
being a house required to be licensed under Part 2 of the Housing Act 2004.

On the 17th April 2008 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.

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.

Signed 

(Director of Housing)

Dated 6th May 2008



MANCHESTER
CITY COUNCIL

Housing Compliance & Enforcement Team

The Neighbourhoods Service

Growth and Neighbourhoods Directorate

Manchester City Council

PO Box 532

Town Hall

Manchester

M60 2LA

Tel: 0161 234 5500

HMOlicensingenquiry@manchester.gov.uk

Mr David Sinclair
1 Marlborough Close
Devizes
Wiltshire
SN10 2JN

Date: 16 November 2018

Ref: 091024

Dear Mr Sinclair,

Housing Act 2004, Parts 1 and 2.

Mandatory Licensing compliance inspection.

Licence reference 091024, issued 71/1/14

Part 7: The Management of Houses in Multiple Occupation (England) Regulations 2006

Premises: 20 Cawdor Road, Manchester, M14 6LQ

I write to you as the licence holder for the above premises, to inform you that a mandatory licensing compliance inspection was completed on 14/11/18.

We found you to be compliant with the conditions of your licence.

If you would like any further information about the inspection that was carried out or would like to discuss any elements of your licence with us, please do not hesitate to contact us on the telephone number above.

Yours faithfully

David Allwood
Neighbourhood Compliance Officer
Housing Compliance & Enforcement Team
Manchester City Council



MANCHESTER CITY COUNCIL

Licence Ref Number: 091024/OL2

Address of licensed premises:-

20 Cawdor Road
Manchester
M14 6LQ

Licence holder:-

Name: Mr David Sinclair
Address: 1 Marlborough Close
Devizes
Wiltshire
SN10 2JN

Person / company managing this property:-

Name: Mr David Sinclair
Address: 1 Marlborough Close
Devizes
Wiltshire
SN10 2JN

The licence was granted on:- 27/01/2014

and is valid until:- 26/01/2019

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.

Dated this day: 27th January 2014

Signature

Fiona Worrall

Head of Neighbourhood Delivery
Growth & Neighbourhoods

Copy of Proposed Mandatory HMO Licence

Licence Ref Number: 091024

Address of licensed premises:-

20 Cawdor Road, Manchester, M14 6LQ

Licence holder:-

Name: Mr David Sinclair

Address:

1 Marlborough Close
Devizes
Wiltshire
SN10 2JN

Person / company managing this property :-

Name: Mr David Sinclair

Address:

1 Marlborough Close
Devizes
Wiltshire
SN10 2JN

The copy of the proposed licence was issued on:-

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 and/or **5** households.

Dated this day: 30 January 2019

Signature



Chritopher Willcock

**On behalf of, and in the name of, Fiona Worrall
Chief Operating Officer - Neighbourhoods**