

Appendix 2

HMO Licences for 43 Longley Lane

Licence Ref Number: 089989/OL2

Address of licensed premises:-

43 Longley Lane Manchester M22 4JD

Licence holder:-

Name: Mr John Greenwood

Address: 197 Mobberley Road Knutsford Cheshire WA16 5HY

Person / company managing this property:-

Name: Mr John Greenwood

Address: 197 Mobberley Road Knutsford Cheshire WA16 5HY

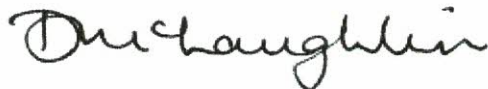
The licence was granted on:- 07/11/2008

and is valid until:- 06/11/2012

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 10 occupants.

Signed:



Name: Deborah McLaughlin

Designation: Director of Housing

Date: 07/11/2008

Property Conditions

1. The Licence holder must increase the facilities/amenities in the property as follows:

Provide one further cooking appliance/s. Appliances must comprise of cooking rings, grill and oven in compliance with the Council's HMO Standards within 52 weeks from the date on which this licence is granted.
2. The Licence holder must increase the facilities/amenities in the property as follows:

Provide an extra sink unit with an adequate supply of cold and constant hot water within the kitchen area. A dishwasher maintained in proper working order may be deemed as acceptable in compliance with the Council's HMO Standards within 52 weeks from the date on which this licence is granted.
3. The Licence holder must increase the facilities/amenities in the property as follows:

Provide a suitable worktop area with impervious surface for food preparation within the kitchen area measuring at least one sq metres per resident in compliance with the Council's HMO Standards within 52 weeks from the date on which this licence is granted.
4. The Licence holder is required to reduce the occupancy level of the licensed premises from 11 to 9 by not re-letting two rooms (top floor rooms 9 + 11) upon its vacation by the current tenants/occupiers, in order to meet the Manchester City Council's HMO Standards relating to space / amenity.
5. The Licence holder must prohibit the use of bedroom 9 and 11 (top floor) when the current occupants ends their tenancy/occupation or 12 months from the date on which the licence is granted, whichever is sooner, in order to meet the Manchester City Council's HMO Standards relating to space / amenity.
6. Provide suitable cupboards for food storage within the kitchen area measuring at least 75 (cubic metres) in compliance with the Council's HMO standards within 52 weeks from the date on which the licence is granted.
7. The Licence Holder must replace non multi risk fire extinguishers with:

A multi-risk fire extinguisher (total minimum rating 13A/55B) fixed on wall brackets with the carrying handle approximately 1m from floor level at each landing level and adjacent to the exit doors, within 4 years from the date on which this licence is granted.

8. The Licence holder must install a system of emergency lighting in accordance with BS5266 to adequately illuminate the corridors, stairway and lobbies in the event of a failure of lighting in the licensed premises, within 12 weeks from the date on which this licence is granted.

Issued by Manchester City Council Private Rented Sector Licensing Unit
Entrance 2, Level 2
Daisy Mill
345 Stockport Rd
Longsight
Manchester
M13 0LF



MANCHESTER CITY COUNCIL

Licence Ref Number: 089989/OL2

Address of licensed premises:-

43 Longley Lane
Manchester
M22 4JD

Licence holder:-

Name: Mr Justin Greenwood
Address: Boothside 197 Mobberley Road
Knutsford
Cheshire
WA16 8HY

Person / company managing this property:-

Name: Mr Justin Greenwood
Address: Boothside 197 Mobberley Road
Knutsford
Cheshire
WA16 8HY

The licence was granted on:- 28th July 2014

and is valid until:- 27th July 2017

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 **10** occupants.

Dated this day: 28th July 2014

Signature

Fiona Worrall
Head of Neighbourhood Delivery
Growth & 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 smoke alarms are installed in the house and must keep them in a proper working order.
- ii. Supply the Council, on demand, with a declaration by him as to the condition and positioning of such alarms.

4. 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.



MANCHESTER CITY COUNCIL

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Manchester
M22 4JD

Licence holder:-

Name: Mr Justin Greenwood
Address: Boothside
197 Mobberley Road
Knutsford
Cheshire
WA16 8HY

Person / company managing this property:-

Name: Mr Justin Greenwood
Address: Boothside
197 Mobberley Road
Knutsford
Cheshire
WA16 8HY

The licence was granted on:- 13th September 2017

and is valid until:- 12th September 2022

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 **10** occupants.

Dated this day: 13 September 2017

Signature

**On behalf of, and in the name of, Fiona Worrall
Director of 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

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