

LDC Ashley Lane Moston

Site address:

52 ashley Lane Moston M94WT

To whomever it may concern,

Please accept this as a supporting document for the LDC application. In the application the form states that I should provide: plans/drawings, declarations/affidavits/registrations, bills/receipts/invoices to support the application so that the local authority to verify it. This conversion was done many years ago and I purchased the property as a terraced house converted into two flats therefore I dont have any of the above information that you requested.

I have a licence from Manchester city council dated from 13th June 2008 stating that they are two separate flats. The flats are also split on the royal mail system and two separate council taxes and utility bills are paid.

No further alterations have been made to the building's structure or to the fabric of the building.



Selective Licence

Licence Ref Number: 105588/OL2

Address of licensed premises:-
Flat 1 52 Ashley Lane Manchester M9 4WT

Licence Holder:-

Name: Mr Anthony Iaconianni
Address:

47 Siskin Road
Offerton
Stockport
SK2 5JX

Person / company managing this property:-

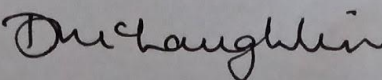
Name: Mr Anthony Iaconianni
Address:

47 Siskin Road
Offerton
Stockport
SK2 5JX

The licence was granted on:- 13/06/2008

and is valid until:- 2/08/2012

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

Signed: 

Name: Deborah McLaughlin

Date: 13/06/2008

Designation: Director of Housing



MANCHESTER
CITY COUNCIL

Copy of Selective Licence

Licence Ref Number: 105588/DA202118

Address of licensed premises:-
Flat 1 52 Ashley Lane, Manchester, M9 4WT

Licence Holder:-

Name: Mr Anthony Iaconianni

Address:
47 Siskin Road
Offerton
Stockport
SK2 5JX

Person / company managing this property:-

Name: Mr Anthony Iaconianni

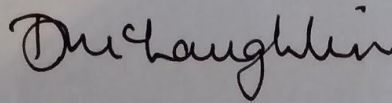
Address:
47 Siskin Road
Offerton
Stockport
SK2 5JX

The licence was granted on:- 13th June 2008

and is valid until:- 2nd August 2012

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

Signed:



Name: Deborah McLaughlin

Date: 13th June 2008

Designation: Director of Housing



MANCHESTER
CITY COUNCIL

**NOTICE OF GRANT OF
A SELECTIVE LICENCE UNDER PART 3 OF THE
HOUSING ACT 2004**

To: Mr Anthony Iaconianni (the Applicant)

Of: 47 Siskin Road
Offerton
Stockport
SK2 5JX

and

To: Mr Alberto Iaconianni
38 Aldwyn Crescent
Hazel Grove
Stockport
SK7 5HU

TAKE NOTICE THAT: Manchester City Council (the Council) as local housing authority has considered the application made by the Applicant for a Selective Licence in respect of the house known as **Flat 1 52 Ashley Lane, Manchester, M9 4WT** (the House) being a house within an area designated for Selective Licensing and required to be licensed under Part 3 of the Housing Act 2004.

On the 22nd day of May 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 proposed licence holder is a fit and proper person to be the licence holder.
- The proposed 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.

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 *Di Chughlin*

(Director of Housing)

If you are in anyway 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 the PRS Licensing Unit 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,



Dave Stott
Head of Private Sector
Housing Services



PRS Licensing Unit

North Wing, Entrance 2
Level 2, Daisy Mill
345 Stockport Road
Longsight
Manchester
M13 0LF

Mr Anthony Iaconianni
47 Siskin Road
Offerton
Stockport
SK2 5JX

Tel: 0161 227 3111
Fax: 0161 227 3100

PRS.Licensing.Unit@manchester.gov.uk

Date: 13th June 2008

Dear Mr Anthony Iaconianni,

Re: Flat 1 52 Ashley Lane, Manchester, M9 4WT

Please find enclosed your Selective Licence for the above property.

Enclosed within this pack is:

- The Notice to Grant a Selective Licence
- A copy of the statutory and general conditions that are applicable to all Selective Licences
- A copy of the Licence (on plain paper)
- The true Licence document
- Also included are the original documents you provided to support your application, which we are returning to you as agreed

The legislation requires that all relevant persons connected to the property are informed that Manchester City Council has granted the Licence, and the conditions under which it has been granted.

Please read the entire notice and Licence document carefully. Your Licence includes conditions and standards that you are required to meet or maintain.

You need to pay particular attention to the following conditions, which have been identified as a concern:

- Schedule I, Condition Number 3a
- Schedule II, Conditions Number 9, 22, 23, 24

Failure to comply with licensing conditions may result in a fine of up to £5,000 or the Licence being revoked. The Licence is a legal document and should be carefully observed.