



MANCHESTER
CITY COUNCIL

Growth & Neighbourhoods

Mark Tucker
150e Burton Road
Manchester
M20 1LH

Date: 29th January 2018

Coca Cola Building
Hammerstone Road
Gorton
Manchester
M18 8EQ

Tel: 0161 234 5500
Fax: 0161 276 7550

hmolicensingenquiry@manchester.gov.uk

Dear Mr Tucker,

Re: 3 Westbourne Grove, Old Moat, Manchester, M20 1JA

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 £5,000 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 'Steve Field', with a stylized flourish at the end.

Steve Field
Growth & Neighbourhoods