

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

To: Mark Tucker (the Applicant)

Of: 150e Burton Road
Manchester
M20 1LH

and

To: Gemma Smith
150e Burton Road
Manchester
M20 1LH

and

To: Paragon Mortgages (2010) Ltd
51 Homer Road
Solihull
West Midlands
B91 3QJ

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 **3 Westbourne Grove, Old Moat, Manchester, M20 1JA** (the House) being a house required to be licensed under Part 2 of the Housing Act 2004.

On the 09/01/2018 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 34 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: 29th January 2018

Signed:



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

Written enquiries should be made to:

Housing Compliance and Enforcement Team
The Neighbourhoods Service
Growth & Neighbourhoods
Coca Cola Building
Hammerstone Road
Gorton
Manchester
M18 8EQ

Tel: 0161 234 5500

Fax: 0161 276 7550

Email: hmolicensingenquiry@manchester.gov.uk