



**MANCHESTER
CITY COUNCIL**

Mr Andrew Kelso
26 Cleveland Road
Lytham
Lancashire
FY8 5JH

Growth & Neighbourhoods
P.O.Box 532
M60 2LA
Telephone: 0161 234 5500

HMOlicensingenquiry@manchester.gov.uk

Date: 5.2.15

Dear Mr Kelso,

Housing Act 2004, Parts 1 and 2.
Mandatory Licensing compliance inspection.
Licence reference : 133323, issued 23.8.11

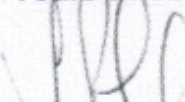
Premises: 168 Moseley Road Manchester M14 6PB

I write to you as the licence holder of the above premises to inform you that a mandatory licensing compliance inspection was completed on 4.2.15.

We found you to be compliant with the conditions of your Licence however there were some hazards identified at the premises and are listed on the attached schedule. Please inform me within the next 7 days of your intention to reduce/remove the hazards and provide me with appropriate timescales. We will not be revisiting the property however if we find at any future inspections the works have not been carried out, we will look to take further enforcement action which may include a charge.

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 sincerely,


Sarah Park

Neighbourhood Compliance Officer
Growth & Neighbourhoods

Schedule.

All fire doors should self close flush to the frames. Ensure all self closers are attached to the doors and in good working order.

Refix the carpet to the staircase leading from the ground to the first floor, making sure that is securely fitted to the staircase.

Replace the missing grouting to the floor tiles in the second floor bathroom.

Rehang all the fire extinguishers to their frames within the property

Keep the means of escape clear at all times. This means nothing combustible should be stored within the means of escape. As the dryer is located on the means of escape on the first floor, this should be relocated into the kitchen / living room.

Provide a domestic electrical installation certificate for the property issued in the last 5 years.