



House in Multiple Occupation Licence

Licence Ref Number: 133323/OL2

Address of licensed premises:-

168 Moseley Road Manchester M14 6PB

Licence holder:-

Name: Mr Andrew Graham Kelso

Address: 26 Cleveland Road
Lytham
Lancashire FY8 5JH

Person / company managing this property:-

Name: Mr Andrew Graham Kelso

Address: 26 Cleveland Road
Lytham
Lancashire FY8 5JH

The licence was granted on:- 23/08/2011

and is valid until:- 22/8/2016

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 6 occupants.

Dated this day: 23/08/2011

Signature:

Sean McGonigle
Assistant Chief Executive
Neighbourhood Strategy and Delivery

Mandatory HMO Licence Application Check List

Please complete and sign this checklist and return it with your application. Any incomplete applications cannot be processed and will be returned to you. Please refer to the Guidance for more information.

Name
(applicant):

MR ANDREW KELSO

Address of
property:

168 MOSELEY ROAD, FALLOWFIELD, MANCHESTER
M14 6PB

1. All questions answered fully

- Please draw a line through any questions that are not relevant

2. Each part of the application should be signed by the correct person(s) with original signature(s).

- **Part 1** Section 1.2 (If applicable), section 1.6 (If applicable), section 1.11 (Applicants declaration must be signed) ☒
- **Part 2** This section only needs to be filled in if you use a managing agent. Section 2.3 (must be signed), Section 2.9 (must be signed by the manager) ☐
- **Part 3** Section 3.4 (must be signed by the applicant) ☒
- **Part 4** Section 4.20 (must be signed by the applicant) ☒

3. Evidence Requirement (supporting documentation)

- Original Basic Criminal Disclosure Certificate ☐
- Copy of the tenancy agreement used ☒
- Copy of the inventory (If used) ☒
- Scale 1:50 plan of each floor of the property ☒
- Building Regulation certificate (if relevant) ☒
- Original Fire Detection Equipment inspection and servicing certificate ☒
- Original Gas Safety inspection certificate ☒
- Original Electrical Installations certificate ☒
- Original Portable Appliance Test certificate ^{AND} ~~OF~~ receipts ☒

Signature

Andrew Kelso

Date

9/12/2010

4.2 Lettings

How many persons live in the house at the date of application
(include all children/infants)

State the maximum number of persons you house/intend to house in the
property if fully let

State how many households there are in the house at the date of application

State the maximum number of households you intend to house in the
property if fully let

Are the tenants in part time or full time education?

Yes

☒

No

☐

4.3 Property details

How many storeys does the property have?
(including basements, attics and mezzanine levels
as well as any storeys used as commercial premises)

How many habitable rooms are there in the property?
(please refer to guidance for definition of habitable room)

What is the approximate date of construction of the property?
Please tick the appropriate box

Before 1919 , ☒ between 1919-1945 ☐ between 1945-1964 ☐
between 1964-1980 ☐ after 1980 ☐

4.4 Building type Is the Building?

Detached ☐ Semi detached ☐ Terraced ☒
End terrace ☐ Residential Block ☐ Grouped design
(courtyard style) ☐

4.5 Property category. Tick the relevant boxes there may be more than one

A house in multiple occupation	☒	Bed & Breakfast	☐
A flat in multiple occupation	☐	Hostel	☐
A house converted into self contained flats	☐	Private Hall	☐
A purpose built block of flats	☐	Bedsits	☐

4.6 Facilities

Please enter the numbers of facilities on each floor of the property

3 floors

Floor	Base ment	Grd	1	2	3	4	5	6	7	8
How many Living rooms on each floor		1								
How many Kitchens on each floor		1								
How many Kitchen sinks on each floor		2								
How many bedrooms on each floor		2	3	1						
How many bathrooms on each floor			1	1						
How many shower rooms on each floor										
How many toilets in bathrooms on each floor			1	1						
How many toilets separate from bathrooms on each floor										
How many wash hand basins on each floor			1	1						

4.7 Are any parts of the building used for non residential purposes?

Yes

No

☐
☒

If yes please describe the part(s) of the building and their use.

4.8 Has Building Regulations approval ever been obtained for this building?

Yes

No

☒
☐

If 'yes' state the nature of the work and the date it was completed. Please provide original copy of the Building Regulation certificate issued.



DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference:

168 Moseley Road / 0030108

DETAILS OF THE CLIENT		ADDRESS OF THE INSTALLATION	
Client:	Kelso Properties	Installation:	168 Moseley Road
Address:	30 East Beach Lytham Lancashire	Address:	Fallowfield Manchester
	Postcode: FY8 5EX		Postcode: M14 6PB
DETAILS OF THE INSTALLATION			
Extent of the installation covered by this certificate:	100% of the installation.		
	The installation is: New ☒ An addition ☐ An alteration ☐		
DESIGN, CONSTRUCTION, INSPECTION AND TESTING			
I/we, being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signature adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671: 2008 amended to N/A (date) except for the departures, if any, detailed as follows: Details of departures from BS 7671, as amended (Regulations 120.3, 120.4): None			
The extent of liability of the signatory is limited to the work described above as the subject of this certificate. For the DESIGN , the CONSTRUCTION and the INSPECTION AND TESTING of the installation:			
Name:	KEVIN RAWLINSON	Position:	Owner
		Signature:	<i>K Rawlinson</i>
		Date:	29/08/2010
DETAILS OF THE ELECTRICAL CONTRACTOR			
Trading Title:	KPS Electrical		
Address:	87 Thirlmere Avenue Tyldesley Manchester		
		Postcode:	M29 7PZ
Registration Number: D115243			
Telephone Number: 01942 204042			
NEXT INSPECTION			
I RECOMMEND that this installation is further inspected and tested after an interval of not more than: 10 Years			
COMMENTS ON EXISTING INSTALLATION			
None			
SCHEDULE OF ADDITIONAL RECORDS			
(Note: Additional page(s) must be identified by the Domestic Electrical Installation Certificate serial and page number(s). Page No(s): N/A			

CIRCUIT DETAILS AND TEST RESULTS

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: CSA			Max disconnect time permitted by BS7671 s	Overcurrent protective devices				RCD	Circuit impedances ohms				Insulation resistance (record lower or lowest value)				Polarity	Maximum measured earth fault loop impedance Zs Ω	RCD operating times			
					live	cpc	mm ²		BS(EN)	Type No	Rating A	Capacity kA		Operating current mA	Maximum Zs permitted by BS7671 Ω	Ring final circuits only (measured end to end)			All circuits (one column to be completed)	Line/Line MΩ	Line/Neutral MΩ			Line/nEarth MΩ	Neutral/Earth MΩ	At 1h ms	At 5h ms
																r1 (Line)	r2 (Neutral)	r3 (cpc)									
TEST INSTRUMENTS																											
Location of consumer unit(s):		Lounge		Designation of consumer unit(s):		D.B. 1		Prospective fault current at consumer unit(s):		1.65 kA		Type of Wiring O-Other: N/A															
Multi-functional:		070307/8174		Insulation resistance:		070307/8174		Continuity:		070307/8174		RCD:		070307/8174													
Earth electrode resistance:		n/a		Earth fault loop impedance:		070307/8174																					

Location of consumer unit(s): Lounge Designation of consumer unit(s): D.B. 1 Prospective fault current at consumer unit(s): 1.65 kA Type of Wiring O-Other: N/A

TEST INSTRUMENTS Multi-functional: 070307/8174 Insulation resistance: 070307/8174 Continuity: 070307/8174 Earth electrode resistance: n/a Earth fault loop impedance: 070307/8174 RCD: 070307/8174