



MANCHESTER CITY COUNCIL

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

To: Vanessa April Mary Larmor (the Applicant)
Of: 61 Marlborough Park South
Belfast
BT9 6HS

and

To: Homes 4 U Group Ltd
414 Wilmslow Road
Withington
Manchester
M20 3BW

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 **16 Beech Grove, Manchester, M14 6UY** (the House) being a house required to be licensed under Part 2 of the Housing Act 2004.

On the 15/11/2016 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:-

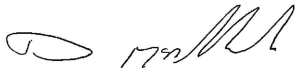
- The house is reasonably suitable for occupation by not more than the maximum number of households or persons prescribed in the licence / The House can be made reasonably suitable for occupation by the maximum number of households or persons prescribed in the licence by the imposition of conditions 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 234 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: 12 December 2016

Signed:



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

Written enquiries should be made to:

David McAllister
The Neighbourhoods Service
Growth & Neighbourhoods
Coca Cola Building
Hammerstone Road
Gorton
Manchester
M18 8EQ

Tel: 0161 245 7852

Fax: 0161 276 7550

Email: HMOlicensingenquiry@manchester.gov.uk



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HMOlicensingenquiry@manchester
.gov.uk

Vanessa April Mary Larmor
61 Marlborough Park South
Belfast
BT9 6HS

Date: 12 December 2016

Dear Vanessa April Mary Larmor,

Re: 16 Beech Grove, Manchester, M14 6UY

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.

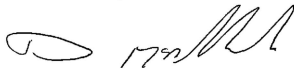
Failure to comply with licensing conditions may result in a fine of up to £5,000 or the Licence being revoked. The Licence is a legal document and should be carefully observed. If you are in any way unclear, as to what actions you are required to take to meet the conditions of your Licence, you should 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 'D McAllister', written in a cursive style.

David McAllister
Growth & Neighbourhoods

Copy of Mandatory HMO Licence

Licence Ref Number: 120292/DM607471

Address of licensed premises:-

16 Beech Grove
Manchester
M14 6UY

Licence Holder:-

Name: Vanessa April Mary Larmor
Address: 61 Marlborough Park South
Belfast
BT9 6HS

Person / company managing this property:-

Name: Homes 4 U Group Ltd
Address: 414 Wilmslow Road
Withington
Manchester
M20 3BW

The licence was granted on:- 12th December 2016

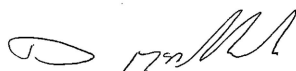
and is valid until:- 11th December 2021

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 5 occupants and/or 5 households.

Dated this day: 12 December 2016

Signature



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

Explanatory Notes

The Notice of Intention

The Notice of Intention to Grant a Licence is a legal document stating Manchester City Council's (the Council's) intention to grant a Mandatory HMO Licence for the property specified in the notice.

It is a legal requirement that the Council serve this notice on the licence applicant, and send a copy of it to certain persons connected to the property – these people are usually referred to legally as “relevant persons”.

This notice informs of the intention to grant a licence and the conditions that the Council intends to place on the licensed property. The applicant and persons connected to the property have the right to comment on aspects of the Licence, this is referred to as giving representations.

Representations

Before the Council can grant a licence it must consider any representations made in accordance with the Notice of Intention to Grant a Licence. A representation is a formal statement made to an official body by a person expressing a point of view about some aspect of the Licence.

A representation to the Council should be made in writing to the Neighbourhood Services (see contact details at the foot of this document). However, in exceptional circumstances, the Council will accept an oral representation. Representations should be submitted before the end of the consultation period, which is stated on the notice.

If you, or any person connected to the property makes a representation the Neighbourhood Services will consider the issues raised and make a decision about whether any action needs to be taken. This action could include modifying some aspect of the Licence, e.g. the conditions attached, or investigating the matter further. The Council will always contact the applicant and all relevant persons to inform of the decision it has made. If you disagree with the decision the Council has made you have the right to appeal the decision with the residential property Tribunal.

The Licence

The Licence is a legal document that shows that the licence holder has been given permission to continue to operate a certain type of HMO, usually with certain conditions that the licence holder must meet.

The Licence relates only to the property specified in the licence. The Licence is usually valid for 5 years from the date of issue, however, the duration of the Licence is specified on the Licence document. The Licence may not be transferred to another person. If the owner/manager (or whoever acts as licence holder) changes while the Licence is in force, the Licence ceases to be in force and a new licence must be obtained.

Where a Mandatory HMO Licence application is made to the Council, it will either grant or refuse the Licence. In making this decision, the Council will consider, amongst other things:

- Whether the house is reasonably suitable for occupation by the proposed number of households or persons
- Whether the proposed licence holder is the most appropriate person to hold the Licence
- Whether he or she is a fit and proper person to be the licence holder
- Whether the proposed management arrangements for the property are satisfactory

Licence Conditions

Every licence must include certain statutory conditions, which are stated in Schedule 4 of the Housing Act 2004. There is also a set of general conditions that Manchester City Council has decided to apply to all licences. The Council also has the power to impose specific conditions on a licence if it considers them appropriate for regulating the management, use and occupation of the house concerned.

Conditions may relate to or include, amongst other things:

- Restrictions or prohibitions on the use or occupation of particular parts of the house
- Reasonable and practical steps for the prevention or reduction of anti-social behaviour
- Making facilities and equipment available in the property to meet prescribed standards and/or keep facilities and equipment in repair and proper working order
- That works are carried out within a particular timescale.

All conditions that are applied to licences are designed to demonstrate the minimum standard that must be met. The condition may specify a list of factors that should be achieved, some of which the licence holder may already comply with. It is the duty of the licence holder to read all conditions **entirely and carefully** and fulfil them completely. The council may impose time restrictions for compliance with certain conditions where appropriate. It is an offence to fail to comply with any condition on a licence. On conviction this carries a fine of up to £5,000.

Variation and Revocation of Licence

The Council may vary or revoke the Licence with the consent of the licence holder or if the Council considers there has been a change of circumstances.

Offences

Offences in relation to licensing of HMO's can include:

- Having control of or managing a HMO which is required to be licensed but is not
- Knowingly allowing more than the maximum number of occupants stated in the Licence to reside in the premises
- Failing to comply with a condition of the Licence

It is an offence to supply false or misleading information to the Council (either directly or via another person) where it is known that the information is false or misleading, or the applicant or some other person has been reckless as to whether the information is false or misleading.

Advice

If you do not understand this notice or wish to know more about it, you should contact the Neighbourhood Services. If you want independent advice about your rights and obligations, you should go to a Citizen's Advice Bureau, Housing Aid Centre, Law Centre or contact a solicitor. Any statutory references in this document are references to the Housing Act 2004, which can be viewed on the Office of Public Sector Information website

Contact Details

Growth & Neighbourhoods
Coca Cola Building
Hammerstone Road
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Tel: 0161 245 7851
E:

HMOLicensingenquiry@manchester.gov.uk