

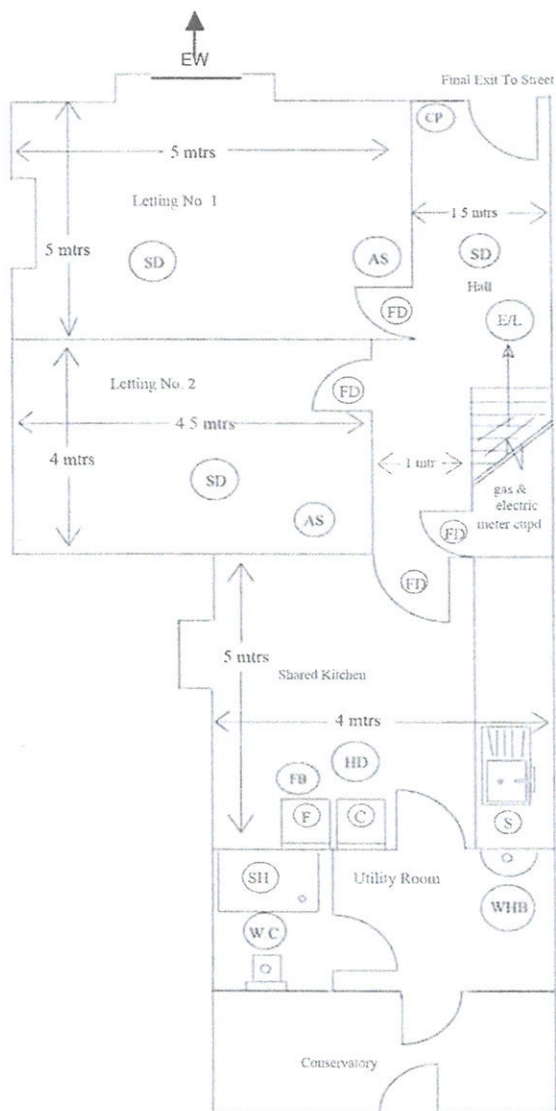
PART TWO – PROPERTY DETAILS

Part 2: SECTION 1: DETAILS OF PROPERTY TO BE LICENSED

Property Address

16 Beech Grove, Fallowfield, M14 6UY

Please attach a 1:50 scale drawing, with measurements, showing the location and size of each room in the property. Below is an example showing the type of sketch and detail required. Please use the abbreviations listed below to mark details on the plan. Please provide a separate sketch of each floor level of the property. Please add additional sheets if you require further space. If you already have plans of the property you may submit these separately.



EXAMPLE GROUND FLOOR PLAN

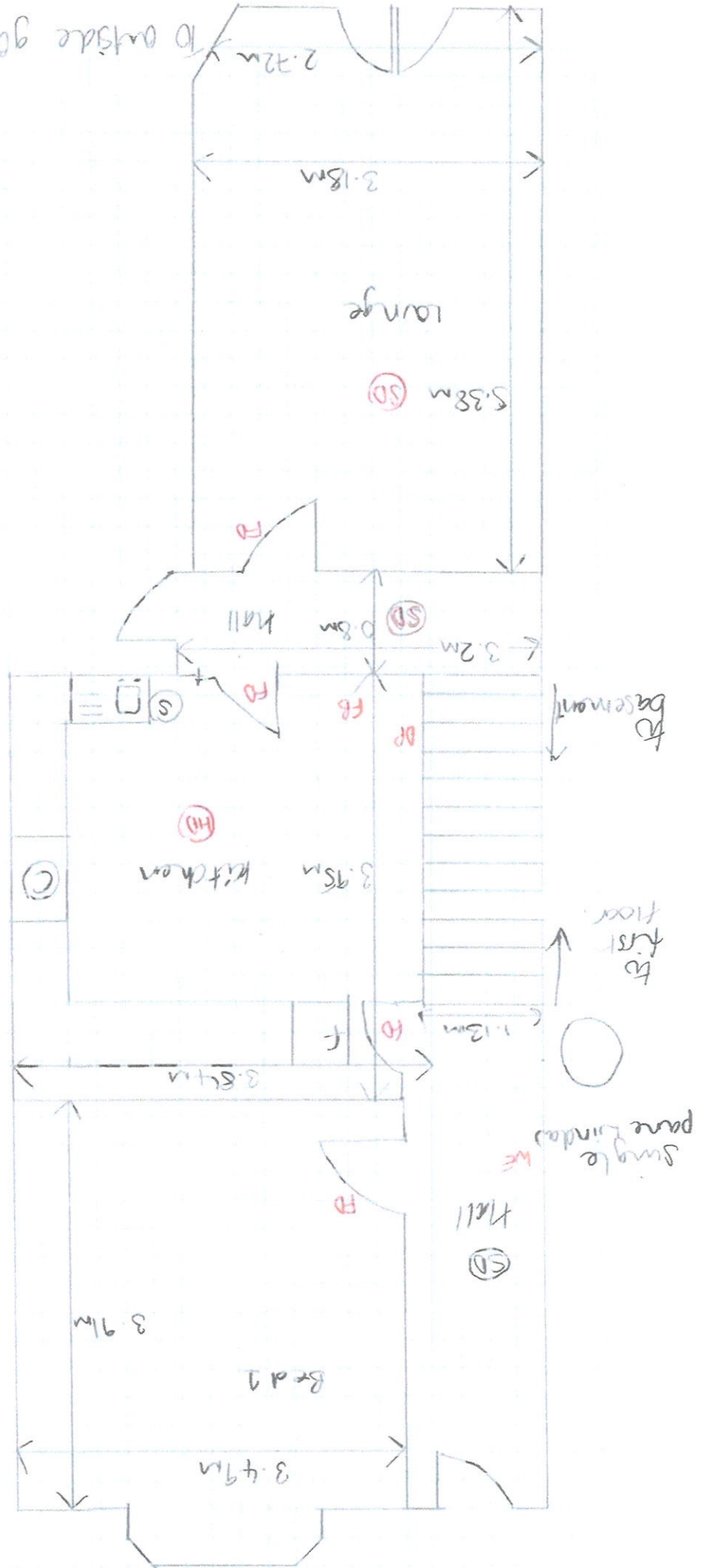
Key of symbols to be used on plan

- FD Fire door
- EW Escape window
- EL Emergency lighting
- CP Manual call point
- FAP Fire alarm control panel
- SD Smoke detector linked to whole house system
- HD Heat detector linked to whole house system
- AS Alarm sounder linked to whole house system
- SA Combined smoke detector/alarm, maybe linked or stand-alone
- HA Combined heat detector/alarm, maybe linked or stand-alone
- FB Fire blanket
- WE Water extinguisher
- FE Foam extinguisher
- DP Dry powder extinguisher
- SH Shower
- B Bath
- WC Toilet
- WHB Wash-hand basin
- C Cooker
- S Sink
- F Fridge

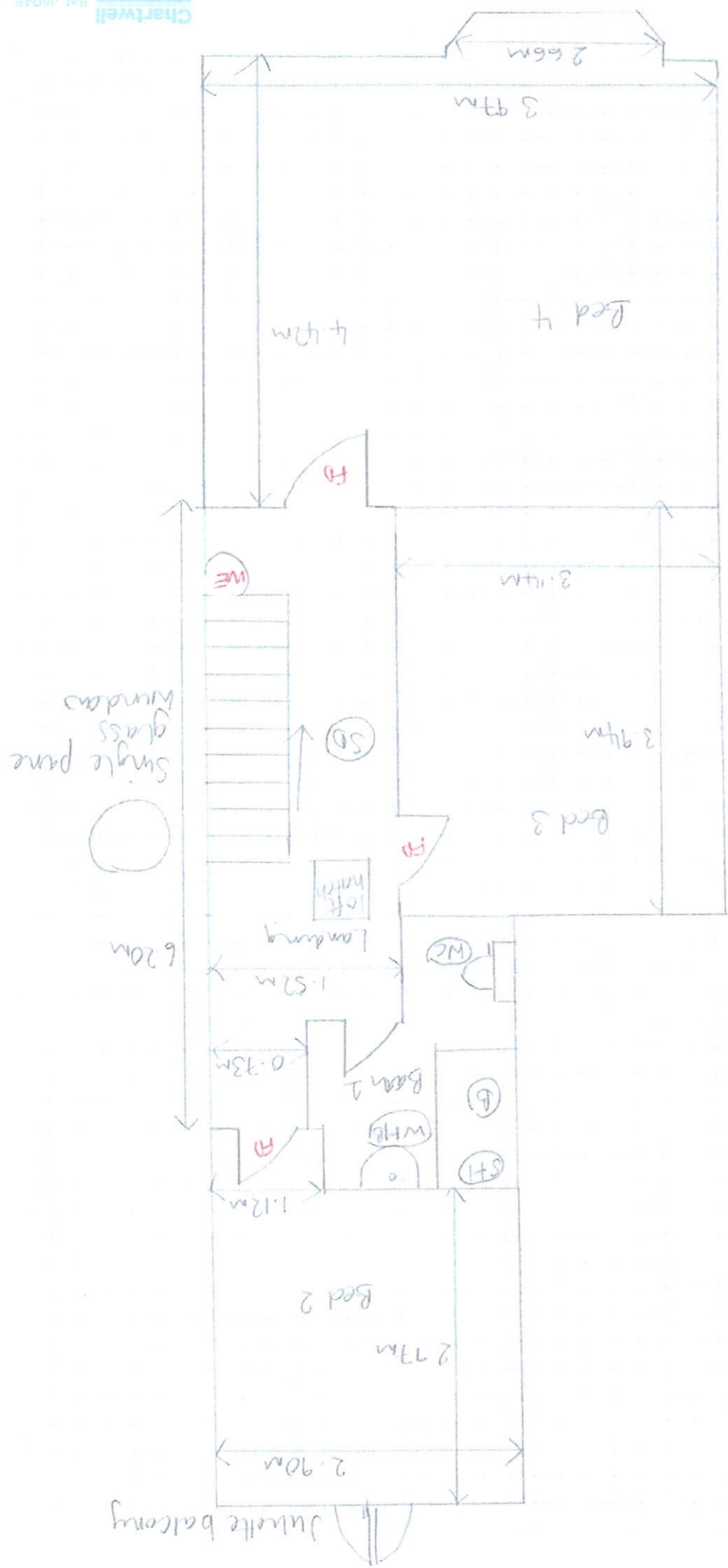
Floor Plan 1



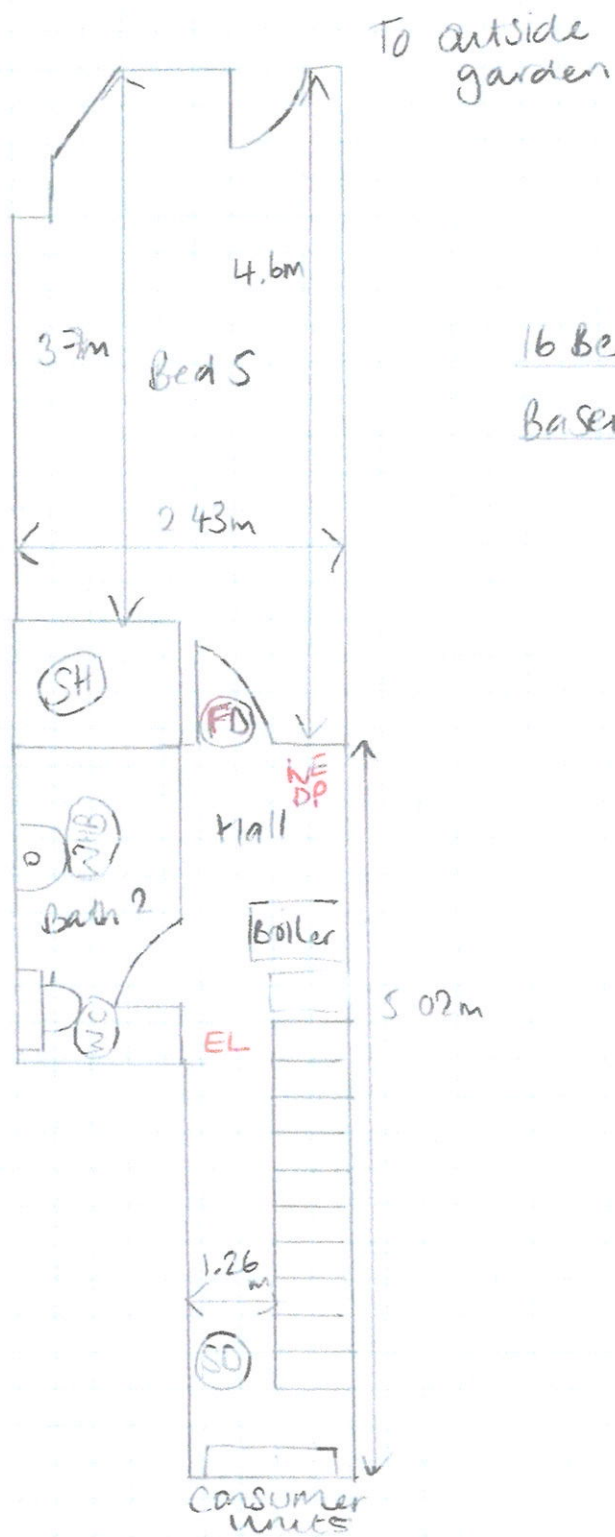
to outside garden



to beach drive
(Grand Road)



16 Beach Grove
first floor



16 Beach Grove
Basement



Floor Plan 4

Please indicate the type of property to be licensed.									
Type:	Detached ☐ Semi-detached ☐ Terrace ☒ End terrace ☐ Other ☐ please indicate:								
Please give approximate date of construction of the property.									
Date:	Pre 1920 ☐ 1920 – 1945 ☐ 1946 – 1964 ☐ 1965 – 1979 ☒ Post 1979 ☐								
Please provide details of any building works carried out to the property. Please include copies of planning consents, building regulations approval or certificates issued on completion of works.									
<table border="1"> <thead> <tr> <th>Description of works</th> <th>Date of completion</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Description of works	Date of completion						
Description of works	Date of completion								
How many storeys are there in the property? Include habitable basement and attic accommodation. (See Guidance)									
Storeys:	3								
Is any part of the property used for separate commercial activity?									
Yes ☐ No ☒									
If yes, please give details and location of the commercial activity below.									
How many of each of these does the property have?									
Bedrooms:	Number: 5								
Living Rooms:	Number: 1								
Living/Dining Rooms:	Number: 0								
Kitchens:	Number: 1								
Kitchen Dining combined:	Number: 0								
Other:	Please Specify:								
How many of each of these does the property have?									
Bathrooms:	Number: 2								
Separate Toilets with WHB:	Number:								
Shower Rooms	Number:								

2.0	How many households occupy the property at present? (See Guidance)
	Number of Households 5
2.1	How many individual people occupy the property at present?
	Number of Occupants 5
2.2	What is the maximum number of people who could occupy the property?
	Number of Occupants 5
2.3	Please indicate the number of occupants you would like the licence for.
	Number of Occupants 5
2.4	Is there a resident landlord?
	Yes ☐ No ☒ If No, please go to question 3.0
2.5	Is the proposed licence holder the resident landlord?
	Yes ☐ No ☒

3.0	What form of heating is there in the shared bathroom/s?		
		Yes	No
	Radiator/s as part of the gas/oil fired central heating system	☒	☐
	Individual wall-mounted electric heater/s	☐	☒
	Other, please state:		
3.1	What form of heating is there in the shared kitchen/s?		
		Yes	No
	Radiator/s as part of the gas/oil fired central heating system	☒	☐
	Individual wall-mounted electric heater/s	☐	☒
	Electric storage heater/s	☐	☒
	Other, please state:		
3.2	What form of heating is there in the communal areas such as hallways and stairwells?		
		Yes	No
	Radiator/s as part of the gas/oil fired central heating system	☒	☐
	Individual wall-mounted electric heater/s	☐	☒
	Electric storage heater/s	☐	☒
	Other, please state:		
3.3	Are there any gas appliances in the property (not provided by the tenant)? This includes boilers, fires, cookers and water heaters etc.		
	Yes ☒ No ☐ If Yes, please provide a copy of a valid gas safety certificate		
3.4	Provide current Periodic Inspection Report (PIR), for the electrical installation within the property Carried out by a competent person registered with any of the following governing bodies: ECA, ELECSA, NAPIT or NICEIC		

Part 2: SECTION 2: DETAILS OF FACILITIES AND MANAGEMENT		
Is there a system of fire detection incorporating:		
	YES	NO
▪ a fire alarm panel (with zoning or fault detection)	☐	☒
▪ detection extended into risk rooms *	☒	☐
▪ smoke detection in hallways <u>only</u>	☒	☐
▪ battery operated smoke alarms <u>only</u>	☐	☒
▪ emergency lighting in the common hallways and landings	☒	☐
Is there a current fire alarm test certificate in compliance with BS 5839 Part 1:2002 as amended by Part 6:2004?		
Yes ☒ No ☐ If Yes, please provide a copy		
Is there a current emergency lighting test certificate in compliance with BS 5266 Part 1:1999?		
Yes ☐ No ☒ If Yes, please provide a copy		
Are fire extinguishers provided?		
Yes ☒ No ☐ If Yes, please state type and location:		
Type of extinguisher	Location of extinguisher	
WATER	Basement, 6 th landing, 1st F. landing	
CO2.	Kitchen + Basement	
Are fire blankets provided in the shared kitchen(s)?		
Yes ☒ No ☐		
Is the escape route kept clear of flammable material and other obstructions?		
Yes ☒ No ☐		
Are all main exit doors openable from the inside without the use of a key?		
Yes ☒ No ☐		

* risk rooms – Kitchens, bedrooms and living rooms.

Does the property incorporate a sprinkler or misting system?	
Yes ☐	No ☒
Has a fire safety risk assessment been undertaken at the property? **	
Yes ☐ If Yes, please provide a copy	No ☒
If Yes, does it comply with the Furniture (Fire Safety) Amendment Regulations 1993?	
Yes ☒	No ☐

** A written Fire Safety Risk Assessment is a requirement for certain HMOs under the Regulatory Reform (Fire Safety) Order 2004.

Are procedures in place and/or does the Tenancy Agreement contain clauses/procedures relating to:		
	Yes	No
Reporting faults/ disrepair including in emergencies	☒	☐
Making complaints	☒	☐
Anti Social Behaviour of occupants and visitors	☒	☐
Financial arrangement for repairs		
	Yes	No
Are arrangements in place to carry out and cover the costs of major and emergency repair work?	☒	☐
Are arrangements in place to carry out and cover the costs of regular maintenance work?	☒	☐
Provide details of Tenancy Deposit Scheme used:		
<i>my deposits</i>		
Please detail any further comments/information you wish to provide below.		

