

HUNTINGDONSHIRE DISTRICT COUNCIL

Schedule 1 Mandatory Licensing Conditions

1. Gas

If gas is supplied to the house the Gas Safety (Installation and Use) Regulations 1998 shall be complied with in all respects. In particular an annual safety check shall be carried out by a Gas Safe registered engineer on each gas appliance/flue.

A current Gas Safety Certificate (obtained within the last 12 months) in respect of the house shall be supplied with the HMO licence application to Huntingdonshire District Council and annually thereafter.

2. Electrical Appliances

Electrical appliances made available in the house by the licence holder shall be kept in a safe condition and a declaration as to the safety of such appliances shall be supplied to Huntingdonshire District Council on demand by an authorised officer of the Council.

3. Furniture

The furniture and furnishings made available in the house by the licence holder shall be compliant with The Furniture and Furnishings (Fire Safety) Regulations 1988. All furniture and furnishings shall be kept in a safe condition and a declaration as to the safety of such furniture shall be supplied to Huntingdonshire District Council on demand by an authorised officer of the Council.

4. Electrical Installation

The electrical installation shall be kept safe and in proper working order and the following undertaken in accordance with guidance issued under the relevant BS/EN Standards:

- A periodic check of the electrical installation shall be undertaken at intervals of no more than 5 years.
- A periodic inspection report in the recommended format shall, at any time, during the period of the licence, be submitted to the Council, upon demand by the authorised officer.

This report shall be issued by a competent person. (A competent person in this respect includes NICEIC, ELECSA or NAPIT contractors who regularly inspect, and are qualified to inspect, domestic electrical installation systems and whose work is subject to regular assessment.)

5. Fire Detection

A smoke alarm must be installed in each storey of the house on which there is a room used wholly or partly as living accommodation and each smoke alarm must be kept in proper working order. For these purposes a bathroom or lavatory is to be treated as a room used as living accommodation.

The fire detection and alarm system designed to meet the requirements of the relevant BS(5839)/EN(54) Standards shall be installed in the house. The fire detection and alarm system in the property shall be inspected, tested and serviced (where relevant) in accordance with the relevant BS(5839)/EN(54) Standards, in particular, the following shall be carried out following current guidance:

- specified system checks to be carried out at 6 month intervals.
- specified system checks to be carried out at 12 month intervals.
- where provided, independent smoke alarms shall be cleaned periodically in accordance with the suppliers instructions.

Throughout the period of the licence, inspection and servicing certificates in the format recommended by the relevant BS(5839)/EN(54) Standards shall be submitted to the Council upon demand by an authorised officer of the Council.

The above mentioned checks shall be carried out by a competent person. (eg: NICEIC, ELECSA or NAPIT contractors) who are familiar with all current BS(5839)/EN(54) Standards relating to automatic fire detection systems are normally acceptable in this respect. All other contractors will be asked to demonstrate their competence to the Council before acceptance of such certificates.

A declaration as to the condition and position of any smoke alarms installed at the property shall be supplied to Huntingdonshire District Council upon demand by an authorised officer of the Council.

6. Carbon Monoxide Detection

A carbon monoxide alarm must be installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance.

Each carbon monoxide alarm must be kept in proper working order.

For these purposes a bathroom or lavatory is to be treated as a room used as living accommodation and a room includes a hall or landing.

A declaration as to the condition and position of any carbon monoxide alarm installed at the property shall be supplied to Huntingdonshire District Council upon demand by an authorised officer of the Council.

7. Written statement

The licence holder shall supply to the occupiers of the house a written statement of the terms under which they occupy the property.

8. Bedroom Sizes

The licence holder is required to:

- i) ensure that the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51 square metres;
- ii) ensure that the floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years is not less than 10.22 square metres;
- iii) ensure that the floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years is not less than 4.64 square metres;
- iv) ensure that any room in the HMO with a floor area of less than 4.64 square metres is not used as sleeping accommodation.
- v) ensure that any part of the floor area of a room in relation to which the height of the ceiling is less than 1.5 metres is not to be taken into account in determining the floor area of that room for the purposes of this paragraph.
- vi) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years only, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence;
- vii) where any room in the HMO is used as sleeping accommodation by persons aged under 10 years only, it is not used as such by more than the maximum number of persons aged under 10 years specified in the licence;
- viii) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years and persons aged under 10 years, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence and the maximum number of persons aged under 10 years so specified.

9. Occupation of rooms

The licence holder and manager must not permit the house to be occupied in any other way or by more than the number of persons specified below:

Room number / location	Room size	Max Persons

10. Waste

The licence holder and manager shall make suitable and adequate provision for refuse storage and collection and recycling storage and collection at the house to ensure compliance with the council's scheme for refuse collection.

Schedule 2 Additional Licensing Conditions

address

1. Compliance

The licence holder shall comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 (as amended) and any Approved Code of Practice issued under Section 233 of the Housing Act 2004.

2. Ground Cleanliness, Rodents

The licence holder shall ensure at all times, gardens, yards and other areas within the curtilage of the house are kept in a reasonably clean and tidy condition and free from rodent infestation.

3. Notification To Occupants

The licence holder shall notify all occupants at the beginning of their occupancy of the arrangements in place to deal with emergency and other repairs.

4. Landlord Tenant Legislation

The licence holder shall, at all times, comply with relevant landlord and tenant legislation.

5. Reasonable Repair

The licence holder shall maintain the exterior of the property in reasonable decorative order and reasonable repair.

6. Escape Lighting

The escape lighting in the property shall be inspected, tested and serviced regularly in accordance with the BS 5266 Standards, or other relevant equivalent standard should BS 5266 cease to exist.

In particular, the following shall be carried out in accordance with guidance issued under the relevant BS 5266 Standard:

- specified system checks to be carried out at 6 month intervals.
- specified system checks to be carried out at 12 month intervals.
- for self-contained luminaries with sealed batteries, after the first three-yearly test, that test shall be carried out annually.

Throughout the period of the licence, periodic and test certificates in the format recommended by the relevant BS 5839 Standards shall be submitted to the Council on demand by an authorised officer of the Council.

The checks shall be carried out by a competent person (eg: NICEIC,ELECSA,NAPIT contractors) who is familiar with all relevant BS(5839)/EN(54) Standards and requirements relating to emergency escape lighting systems is normally acceptable in this respect. Other contractors will be asked to demonstrate their competence to the Council before acceptance of their certificates.

7. Written Statement

The licence holder shall supply occupiers with a written statement of the terms of the tenancy which incorporates details of how deposits will be held and terms of return; an inventory of contents and condition at the commencement of the tenancy; details of rent and dates due, rent payment methods, and how and when rent may be increased; and provide for a means of contact for repairs, reporting etc.

8. Anti Social Behaviour

The licence holder shall take reasonable and practicable steps to prevent or reduce anti-social behaviour by persons occupying or visiting the house. The licence holder shall ensure that each occupier is made aware of any conditions imposed by the Council relating to the behaviour of occupants, and that compliance with any such conditions is made a condition of occupancy. Those conditions are that the occupants shall:

- not cause a nuisance and annoyance to other occupants or to neighbouring residents;
- comply with arrangements made by the manager for the storage and disposal of refuse;
- not cause damage to fixtures, fittings, fire precautions or premises;
- not use abusive or threatening behaviour;
- allow access to the landlord/agent to maintain communal areas and with reasonable notice, to carry out works within the occupants own accommodation.

Schedule 3 Schedule Of Works
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These works are required to be completed within the time limits specified to ensure suitability for occupation.

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