



## **Conditions**

1. A minimum of one (1) suitable bins with lid for storage of refuse produced by the tenants of the house shall be provided at a suitable location with suitable means of access thereto.
2. The number of residents to be accommodated within the licensed premises shall not exceed four (4) persons.
3. At least once in every five years all electrical systems within the premises shall be examined by a competent person and a certificate provided indicating that all such systems are functioning properly and are safe.
4. At least once in every year all portable appliances within the premises provided for the use of the tenants shall be examined by a competent person and certificates provided indicating that all such appliances are functioning properly and are safe. If the application is for the grant of an existing license then copies of the portable appliance test certificates for the previous two years also require to be submitted.
5. At least once a year all gas appliances provided for the use of the tenants must be examined by a competent person (i.e. GAS SAFE REGISTERED ENGINEER) and a certificate provided (i.e. LANDLORDS GAS SAFETY CHECK) indicating that they are functioning properly and are safe. Gas certificates must be retained for three years and must be submitted when applying for the renewal of a license.

## **Background Information**

**Description of Property:** The property is a flat within a tenement block.

**Number of Bedrooms:** Four (4)

**History of Multiple Occupation:** The property has been known to be an HMO since 20 May 2017.

**History of Complaints:** None

**Occupied:** Yes, Existing license application. (The owner/applicant also resides within the property.)

**Standard of Management:** At time of inspection there were two outstanding items for completion brought to the attention of the owner under "Items for Completion". These matters are relevant in considering the standard of management. Assuming these are effectively addressed the standard of management may be said to be satisfactory.

**Other Information: Portable Appliance Test (PAT) certificates:**

**The applicant advises that the missing Portable Appliance Test certificates for 2022 and 2023 were sent to him digitally and were saved on a hard drive which has subsequently failed. The applicant further advises that despite having searched for paper copies he has been unable to locate them. He has been reminded of the need going forward to ensure that all certification is retained so that it may be demonstrated that the conditions attached to the HMO license are being complied with.**