



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 licence 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 licence.

### **Background Information**

**Description of Property: Four storey tenement property.**

**Number of Bedrooms: Eight (08)**

**History of Multiple Occupation: First found to be in multiple occupation on 26 October 1983.**

**Occupied: The property is currently occupied by seven persons.**

**History of Complaints:**

**22 February 2023 – Complaint received regarding some inadequate space heating within the property. The owner was consulted on the matter and informed the HMO Unit that all new electrical heating units supplied by him would be compliant with the relevant standard.**

**Standard of Management: At the time of the inspection – Satisfactory.**

**Other information: None**