



CASE 13

Address: 146 Holland Street **House Position:** 2-2

1. The extractor fan within the shower room 1/L needs to be vented via an outside wall to the exterior.
2. The source of the water damage affecting the kitchen wall requires to be addressed. You advised that the source has been identified as a defective common pipe and you are awaiting the Factor to arrange the repair to be completed. Please advise when this has been completed.

Conditions

1. A minimum of **one (1)** suitable bin 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 **five (5)** 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 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: The property is a second floor tenement flat.

Number of Bedrooms: Four (4)

History of Multiple Occupation: The property has been known to be an HMO since 26 January 1994.

History of Complaints: None

Occupied: Yes, as an existing licensed property.

Standard of Management: At the time of inspection two items for completion brought to the attention of the applicant under the heading 'Items for Completion'. These items are relevant in considering the standard of management. Subject to effective steps being taken to address these items the standard of management may be said to be satisfactory.

Other Information: None