



MEMORANDUM

Our Ref: HMO/LF
Application Ref: HMO01932
Date: 16 October 2024

Applicant: Simone Joyce Green

Address: 56 Queens Drive

Recommendation:

Items for Completion:

The premises were inspected on 16 October 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Paul Knowles, the applicant's representative and also to the applicant by letter.

The property was satisfactory at time of inspection and all certification has been exhibited.

Conditions

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: Six (06)

History of Multiple Occupation: First found to be in multiple occupation on 01 May 1980.

Occupied: The property is currently occupied by five persons.

History of Complaints: None

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

Other information: None