

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 three (3) 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: Four storey tenement property.

Number of Bedrooms: Three (3)

History of Multiple Occupation: First found to be in multiple occupation on 05 October 2011. The property was previously licensed as a HMO but following an audit the property was found to be licensed in the wrong name – see ‘Other Information’ below.

Occupied: Yes - one tenant only.

History of Complaints: None

Standard of Management: Notwithstanding the historical administrative error at time of inspection the standard of management may be said to be satisfactory.

Other Information: A Director of the applicant company undertook an audit of their licensed properties following the introduction of the requirement to evidence ownership at the point of application in the autumn of 2024. This identified that this property was incorrectly licensed thus a New HMO license application was required.