

Conditions

1. A minimum of one (01) 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 should not exceed five (05) persons. **Should the Variation be granted the maximum number of persons would increase to six (06).**
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: Ground floor tenement flat.

Number of Bedrooms: Five (05) **Should the Variation be granted the number of bedrooms would be increased to Six (06).**

History of Multiple Occupation: First identified as a HMO on 08 October 1996.

History of Complaints: None

Occupied: Yes, by 5 tenants (in line with the current occupancy capacity).

Standard of Management: At the time of inspection a single item was identified under 'Items for Completion'. Subject to this being addressed the standard of management may be said to be satisfactory.

Other Information: None