

2. The number of persons to be accommodated within the licensed premises shall not exceed four (04) 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.
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 renewal of a licence.

Background Information

Description of Property: Four storey tenement property.

Number of Bedrooms: Four (04)

History of Multiple Occupation: First found to be in multiple occupation on 14 April 2002.

Occupied: The property is currently occupied by four persons.

History of Complaints:

07 November 2022 - Complaint received regarding footfall and voices being heard because of bare floorboards in the flat. The owner carpeted the four bedrooms to reduce the day to day living noise.

16 November 2022 – Complaint received of water leak into the bathroom of the flat below. Repairs were carried out to a leaking WC bowl.

18 January 2023 – Complaint received about a noisy gathering in the flat which resulted in the owner issuing the tenants with a severe warning regarding future behaviour.

04 January 2024 – Complaint received regarding the heavy fire doors banging when closing into the door frames. The owner was instructed by the HMO Unit to introduce a programme of regular maintenance and checks to ensure the doors close more quietly into the door frames.

04 May 2025 – Complaint received regarding water ingress into the bathroom below. The owner was contacted by the HMO unit and informed by the owner that a repair had already been carried out to clear a choked bath waste pipe.

Standard of Management: At time of inspection there was a single outstanding item for completion brought to the attention of the owner under “Items for Completion”. These matters are relevant in considering the standard of

management. Subject to this item being addressed the standard of management may be said to be satisfactory.

Other Information: None