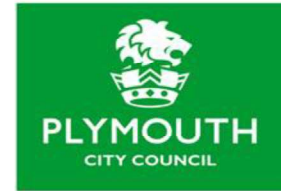


Property Licence



Under **Housing Act 2004 Section 64** Plymouth City Council has given a licence to the House in Multiple Occupation (HMO) known as:

37 Beechwood Avenue Plymouth PL4 6PW

This licence permits the occupation of this House in Multiple Occupation by a maximum of **5** persons in **5** households in the following lettings:

Room	No of Persons	No of Households
Ground Floor Front Bedroom 1	1	1
Ground Floor Rear Bedroom 2	1	1
Frist Floor Rear Tenement Bedroom 3	1	1
First Floor Rear Bedroom 4	1	1
First Floor Front Right Bedroom 5	1	1
First Floor Front Left Bedroom 6	0	0

(Left and right are taken from viewing the property from the front)

Licence expiry date: **30th September 2028**

The licence holder for this HMO is: **Mr Steven Wilson**

PLEASE NOTE THIS LICENCE IS NOT TRANSFERABLE TO A NEW OWNER. THE LICENCE HOLDER NAMED ABOVE REMAINS RESPONSIBLE UNDER THE TERMS OF THIS LICENCE UNTIL SUCH TIME AS THE LICENCE EXPIRES OR IS REVOKED BY THE LOCAL AUTHORITY.

The above persons are considered to be fit and proper persons to perform their duties under Part II of the Housing Act 2004.

The Conditions of the licence, numbered 1 to 14 are attached.

Signed _____ *A. Elvidge* _____ Dated: 16 January 2024

Andrew Elvidge
Technical Lead (Housing Improvement)

Should any person wish to make enquiries concerning this licence they should contact Andrew Elvidge, telephone no 398255, or write to Housing Improvement, Community Connections, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, or Email communityconnections@plymouth.gov.uk.

Note: This is a house in multiple occupation that is required to be licensed under the provisions of Part II of the Housing act 2004. The granting of this licence does not imply that the use and condition of the property are lawful under other legislation. It is a requirement that the house is managed in accordance with the attached conditions; failure to do so is an offence, which may result in prosecution and/or the withdrawal of the licence.

The conditions of the licence for **37 Beechwood Avenue Plymouth PL4 6PW** are as follows:

1. The licence holder shall produce to the Council annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months (if gas is supplied at the house).
2. The licence holder shall ensure that (1) a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a fixed combustion appliance other than a gas cooker (2) that this alarm is kept in proper working order and (3) to supply to the Council, on demand, a declaration by him as the condition and position of any such alarm.
3. The licence holder shall (1) keep all electrical appliances made available by him within the house in a safe condition and (2) supply to the Council, on demand, a declaration as to the safety of such appliances.
4. The licence holder shall (1) keep all furniture made available by him within the house in a safe condition and (2) supply to the Council, on demand, a declaration as to the safety of such furniture.
5. The licence holder shall ensure that (1) smoke alarms are installed in the house on each storey of the house used wholly or partly for living accommodation (2) keep them in proper working order and (3) supply to the Council, on demand, a declaration by him of the condition and positioning of such alarms.
6. The licence holder shall ensure that a written statement of terms of occupancy is supplied to each occupier.
7. The licence holder shall notify the Council's Community Connections (Housing Improvement) Team of any change of manager of the property and, in respect of the new manager, provide contact details and information to verify their fit and proper status and competence to manage the HMO.
8. The licence holder shall notify the Council's Community Connections (Housing Improvement) Team of any changes of their address, telephone number and email address.

9. The licence holder shall investigate complaints of antisocial behaviour arising from this HMO and being caused by occupiers or occupiers' visitors. Where appropriate, the licence holder will caution, seek legal advice or lawfully evict to address the problem. Antisocial behaviour is defined in Housing Act 2004 Section 57(5) of the Housing Act 2004.
10. The licence holder shall;
 - (a) ensure that the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51 square metres;
 - (b) to ensure that the floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years is not less than 10.22 square metres;
 - (c) to ensure that the floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years is not less than 4.64 square metres;
 - (d) to ensure that any room in the HMO with a floor area of less than 4.64 square metres is not used as sleeping accommodation.
11. The licence holder shall ensure that;
 - (a) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years only, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence;
 - (b) where any room in the HMO is used as sleeping accommodation by persons aged under 10 years only, it is not used as such by more than the maximum number of persons aged under 10 years specified in the licence;
 - (c) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years and persons aged under 10 years, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence and the maximum number of persons aged under 10 years so specified.
12. The licence holder shall notify the local housing authority of any room in the HMO with a floor area of less than 4.64 square metres.
13. The licence holder shall comply with any scheme which is provided by the local housing authority to the licence holder and which relates to the storage and disposal of household waste at the HMO pending collection."
14. The licence holder shall ensure that every electrical installation in the house is in proper working order and safe for continued use; and will supply the authority, on demand, with a declaration by him as to the safety of such installations;
Note: "electrical installation" has the meaning given in regulation 2(1) of the Building Regulations 2010.

Please note that further works (in addition to any described above) may be required at the property. These would be to meet the requirements of other housing legislation, in particular the:

- Housing Act Part I (Housing Health and Safety Rating System) and
- Management regulations (Management of Houses in Multiple Occupation (England) Regulations 2006)

Should this be the case, you will be advised of these works in further correspondence.