

## HMO LICENCE CONDITIONS

### Mandatory Conditions in accordance with Housing Act Requirements

1. If gas is supplied to the house the Gas Safety (installation and Use) Regulations 1998 shall be complied with in all respects. In particular an annual safety check shall be carried out by a Gas Safe registered engineer on each gas appliance/flue. A current Gas Safety Certificate (obtained within the last 12 months) in respect of the house shall be supplied with the HMO licence application to Huntingdonshire District Council and annually thereafter.
2. Electrical appliances made available in the house by the licence holder shall be kept in a safe condition and a declaration as to the safety of such appliances shall be supplied to Huntingdonshire District Council on demand by an authorised officer of the Council.
3. The furniture made available in the house by the licence holder shall be kept in a safe condition and a declaration as to the safety of such furniture shall be supplied to Huntingdonshire District Council on demand by an authorised officer of the Council.
4. A fire detection and alarm system designed to meet the requirements of the current BS EN Standards shall be installed in the house. The fire detection and alarm system in the property shall be inspected, tested and serviced (where relevant) in accordance with the current BS EN Standards, In particular, the following shall be carried out following current guidance:
  - specified system checks to be carried out at 6 month intervals.
  - specified system checks to be carried out at 12 month intervals.
  - where provided, independent smoke alarms shall be cleaned periodically in accordance with the suppliers instructions.

Throughout the period of the licence, inspection and servicing certificates in the format recommended by the current BS EN Standards shall be submitted to the Council upon demand by an authorised officer of the Council.

The above mentioned checks shall be carried out by a competent person. (NICEIC, ECA or BFBSA contractors who are familiar with all BS EN Standards relating to automatic fire detection systems are normally acceptable in this respect). Other contractors will be asked to demonstrate their competence to the Council before acceptance of such certificates.

A declaration as to the condition and position of any smoke alarms installed at the property shall be supplied to Huntingdonshire District Council on demand by an authorised officer of the Council.

5. The licence holder shall supply to the occupiers of the house a written statement of the terms under which they occupy the property.

### **Additional Licence Conditions considered necessary by Huntingdonshire District Council**

The following is not an exhaustive list of additional conditions and the Council may attach such other licence conditions as it considers necessary in order to ensure effective management, maintenance and operation of a House in Multiple Occupation.

1. The licence holder shall comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 (as amended) and any Approved Code of Practice issued under section 233 of the Housing Act 2004.
2. The electrical installation shall be kept safe and in proper working order and the following undertaken in accordance with guidance issued under the current BS EN standards:
  - A periodic check of the electrical installation shall be undertaken at intervals of no more than 5 years.
  - A periodic inspection report in the recommended format shall, at any time, during the period of the licence, be submitted to the Council, upon demand by the authorised officer.

This report shall be issued by a competent person. (A competent person in this respect includes NICEIC contractors or ECA members who regularly inspect, and are qualified to inspect, domestic electrical installation systems and whose work is subject to regular assessment.)

3. The licence holder shall ensure at all times, gardens, yards and other areas within the curtilage of the property are kept in a reasonably clean and tidy condition and free from rodent infestation.
4. The licence holder shall notify all occupants at the beginning of their occupancy of the arrangements in place to deal with emergency and other repairs.
5. The licence holder shall, at all times, comply with relevant landlord and tenant legislation.
6. The licence holder shall maintain the exterior of the property in reasonable decorative order and reasonable repair.
7. The licence holder shall make suitable and adequate provision for refuse storage and collection at the house.
8. The escape lighting in the property shall be inspected, tested and serviced regularly in accordance with the current BS EN Standards. In particular, the following shall be carried out in accordance with guidance issued under the current BS EN standards:

- specified system checks to be carried out at 6 month intervals.
- specified system checks to be carried out at 12 month intervals.
- for self-contained luminaries with sealed batteries, after the first three-yearly test, that test shall be carried out annually.

Throughout the period of the licence, periodic and test certificates in the format recommended by the current BS EN standards shall be submitted to the Council on demand by an authorised officer of the Council. The checks shall be carried out by a competent person (NICEIC, ECA, or BFPSCA contractors who are familiar with all BS EN requirements relating to emergency escape lighting systems are normally acceptable in this respect. Other contractors will be asked to demonstrate their competence to the Council before acceptance of their certificates.)

9. The licence holder shall comply with the (following)(attached) schedule of (restrictions)(and/or)(prohibitions) on the use or occupation of the house (and/or) (particular parts of the house) by persons occupying it.
10. The licence holder shall supply occupiers with a written statement of the terms of the tenancy which incorporates details of how deposits will be held and terms of return, an inventory of contents and condition at the commencement of the tenancy; details of rent and dates due, rent payment methods, and how and when rent may be increased, and provide for a means of contact for repairs, reporting etc.
11. The licence holder shall take reasonable and practicable steps to prevent or reduce anti-social behaviour by persons occupying or visiting the house. The licence holder shall ensure that each occupier is made aware of any conditions imposed by the Council relating to the behaviour of occupants, and that compliance with any such conditions is made a condition of occupancy. Those conditions are that the occupants shall:
  - not cause a nuisance and annoyance to other occupants or to neighbouring residents
  - comply with arrangements made by the manager for the storage and disposal of refuse
  - not cause damage to fixtures, fittings, fire precautions or premises
  - not use abusive or threatening behaviour
  - allow access to the landlord/agent to maintain communal areas and with reasonable notice, to carry out works within the occupants own accommodation.