

Property Licence



For a House in Multiple Occupation under Section 64 of the Housing Act 2004

I hereby certify that the house in multiple occupation situated at:

106 Yarborough Road, Lincoln, LN1 1HR

has been licensed by the City of Lincoln Council
for a period of 5 years from 7th August 2018, under the above legislation,
and is subject to the attached conditions schedules 1, 2 and 3

The licence holder is: Bond Housing Group
Place Homes Lincoln
Sparkhouse
Rope Walk
Lincoln
LN6 7DQ

The authority has decided that the house is reasonably suitable for occupation by not more than the maximum of 7 households and totalling 13 persons

Date: 7 / 8 / 2018

Signed:  C Nuttley.

Designation: ...Housing Standards and Enforcement Officer

A copy of this licence must be displayed in a prominent and accessible position within the above property at all times.

Please note: This licence is non-transferable.

If you have any queries or complaints about the standard of the property please contact:

City of Lincoln Council
Private Housing Team
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Direct Line:

01522 873873

Schedule 1

Mandatory Conditions

Address: 106 Yarborough Road, Lincoln	City Council reference: 019644
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The following requirements are included in this Schedule.

1. If gas is supplied to the house, the licence holder is to produce to the City of Lincoln Council annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months;
2. The licence holder is to keep electrical appliances and furniture made available by him in the house in a safe condition;
3. The licence holder is to supply the City of Lincoln Council, on demand, a declaration by him as to the safety of the appliances and furniture detailed in condition 2;
4. The licence holder shall ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation. "room" includes a hall or landing. A bathroom or lavatory is to be treated as a room used as living accommodation.
5. The licence holder must keep each such smoke alarm(s) in proper working order
6. The licence holder must supply to the City of Lincoln Council, on demand, a declaration as to the condition and positioning of the smoke alarms.
7. The licence holder must ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance. "room" includes a hall or landing. A bathroom or lavatory is to be treated as a room used as living accommodation.
8. The licence holder must keep any such carbon monoxide alarm(s) in proper working order
9. The licence holder must supply to the City of Lincoln Council, on demand, a declaration by him as to the condition and positioning of any such carbon monoxide alarm(s).
10. The licence holder is to supply to the occupiers of the house a written statement of the terms on which they occupy it.

Other Conditions

Address: 106 Yarborough Road, Lincoln	City Council reference: 019644
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Landlord and tenant matters

1. The licence holder shall ensure that notification in writing is given to all occupants at the beginning of their occupancy of the arrangements in place to deal with emergency and other repairs.
2. The licence holder shall ensure that all reasonable and practical steps are taken to prevent or reduce anti-social behaviour by persons occupying or visiting the house.

The building

- 3 The licence holder shall maintain the exterior of the property in reasonable decorative order.

Notification of change of circumstances

- 4 The licence holder shall notify the City Council in writing as soon as reasonably practicable of any change in the details of the person having control of the HMO, or managing the HMO. The relevant changes include:
 1. Change of the person or business having control of, or managing the HMO.
 2. Change of the address, telephone number or e-mail address of the person having control of, or managing the HMO.
 3. Change of any of the following where the person having control or managing the HMO is a company, registered charity, or partnership:
 - a. Company name
 - b. Company number
 - c. Registered address
 - d. Directors
 - e. Company secretary
 - f. Charity correspondent
 - g. Trustees
 - h. Partners
- 4 If the property subject to the licence is made available for sale, or sold.
- 5 If there are any changes made to the property layout, either in the way in which individual rooms and circulation spaces are used, or if there are any structural alterations to the property.
- 6 A conviction of a criminal offence by any person or organization named in the licence.

Amenities and equipment

- 5 The licence holder shall ensure that the amenities, facilities and equipment required to make the building suitable for occupation are maintained and in good repair.

Display of notices

6. The licence holder shall cause to be clearly displayed in a common area in the building copies of:
 - 1 The licence, including the conditions.
 - 2 If applicable, a current copy of the gas test certificate.
 - 3 If applicable, a current copy of the Energy Performance Certificate.

Schedule 3

Conditions for the purposes of 64(3) (a) and 67 Housing Act 2004

Address: 106 Yarborough Road, Lincoln	City Council reference: 019644
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The licence holder shall adjust the fire door to the ground floor rear kitchen so that it opens and closes freely, fits into the frame and latches properly. All works are to be completed within one month of the commencement date of the licence.

ANNEX 3: Addresses of Tribunal Regional Offices

NORTHERN REGION

HM Courts & Tribunals Service

Telephone: 01612 379491

Fax: 01264 785 128

First-tier Tribunal (Property Chamber) Residential
Property, 1st Floor, Piccadilly Exchange, Piccadilly
Plaza, Manchester M1 4AH

This office covers the following Metropolitan districts: Barnsley, Bolton, Bradford, Bury, Calderdale, Doncaster, Gateshead, Kirklees, Knowsley, Leeds, Liverpool, Manchester, Newcastle-upon-Tyne, Oldham, Rochdale, Rotherham, St. Helens, Salford, Sefton, Sheffield, Stockport, Sunderland, Tameside, Trafford, Tyneside (North & South), Wakefield, Wigan and Wirral.

It also covers the following unitary authorities: Hartlepool, Middlesbrough, Redcar and Cleveland, Darlington, Halton, Blackburn with Darwen, Blackpool, Kingston-upon-Hull, East Riding of Yorkshire, Northeast Lincolnshire, North Lincolnshire, Stockton-on-Tees, Warrington and York.

It also covers the following Counties: Cumbria, Durham, East Cheshire, Lancashire, Lincolnshire, Northumberland, North Yorkshire and West Cheshire.

MIDLAND REGION

HM Courts & Tribunals Service

Telephone: 0121 600 7888

Fax: 01264 785 122

First-tier Tribunal (Property Chamber) Residential
Property, 15th Floor, Centre City Tower, 5-7 Hill
Street, Birmingham, B5 4UU

This office covers the following Metropolitan districts: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton.

It also covers the following unitary authorities: Derby, Leicester, Rutland, Nottingham, Herefordshire, Telford and Wrekin and Stoke-on-Trent.

It also covers the following Counties: Derbyshire, Leicestershire, Nottinghamshire, Shropshire, Staffordshire, Warwickshire and Worcestershire.

EASTERN REGION

HM Courts & Tribunals Service

Telephone: 01223 841 524

Fax: 01264 785 129

DX 97650 Cambridge 3

First-tier Tribunal (Property Chamber) Residential
Property, Cambridge County Court, 197 East Road
Cambridge, CB1 1BA

This office covers the following unitary authorities: Bracknell Forest, West Berkshire, Reading, Slough, Windsor and Maidenhead, Wokingham, Luton, Peterborough, Milton Keynes, Southend-on-Sea and Thurrock.

It also covers the following Counties: Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, Northamptonshire, Oxfordshire and Suffolk.

SOUTHERN REGION

HM Courts & Tribunals Service

Telephone: 01243 779 394

Fax: 0870 7395 900

First-tier Tribunal (Property Chamber) Residential
Property, Magistrates Court and Tribunal Centre
Ground Floor, 6 Market Avenue, Chichester,
West Sussex PO19 1YE

This office covers the following unitary authorities: Bath and Northeast Somerset, Bristol, North Somerset, South Gloucestershire, Bournemouth, Plymouth, Torbay, Poole, Swindon, Medway, Brighton and Hove, Portsmouth, Southampton and the Isle of Wight.

It also covers the following Counties: Cornwall and the Isles of Scilly, Devon, Dorset, East Sussex, Gloucestershire, Hampshire, Kent, Somerset, Surrey, West Sussex and Wiltshire.