

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:

126 Yarborough Road, Lincoln, LN1 1HP

has been licensed by the City of Lincoln Council
for a period of 5 years from 22.2.2018 under the above legislation, and is
subject to the attached conditions [schedules 1 and 2] [schedules 1, 2 and 3]

The licence holder is:

Bond Housing Group (Lincoln) Ltd,
Place Homes Lincoln, Sparkhouse Studios, Ropewalk, Lincoln, LN6 7QD

The authority has decided that the house is reasonably suitable for occupation
by not more than the maximum of 12 households and totalling 12 persons

Date: 6th June 2018

Signed:  Callum Lyman

Designation: Private Housing Technical 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: 126 Yarborough Road, Lincoln	City Council reference: 018575
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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.

Schedule 2

Other Conditions

Address: 126 Yarborough Road, Lincoln	City Council reference: 018575
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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: 126 Yarborough Road, Lincoln	City Council reference: 018575
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1. The basement level is to be occupied by no more than one person in one household as a self-contained unit of accommodation
 - The licence holder must ensure effective ventilation to the basement kitchen
2. An addition of 1 metre of work surface is to be added in the ground floor communal kitchen
3. A standard sink and draining board is to be added to the work surface in room 8, first floor.
4. The licence holder shall ensure that a latching keep of strong design is fitted to the door between the basement and hallway, the door between the ground floor kitchen and hallway and the door to bedroom 9.
 - The nib of the catch must extend at least 10mm into the latch plate. The works to be completed within 1 month of the commencement date of the licence.
5. Ensure routine testing and maintenance of the automatic fire detection system and emergency lighting system is undertaken. Government guidance recommends the following:
 - **Routine testing** – at least one detector or call point in each zone should be tested weekly to ensure correct operation of the system. Any defect should be recorded in the log book and action taken to correct it
 - **Routine maintenance** – a six-monthly service should be carried out by a competent person, usually a specialist alarm engineer, under a maintenance contract. It entails a full test to ensure compliance as specified in with BS 5839: part 1, section 6. It should be recorded in the log book and a periodic inspection and test certificate issued.
 - **Routine testing and maintenance** – The emergency lighting system should be subject to a suitable testing and maintenance routine by a competent person.

All works shall be completed within four weeks from the receipt of the varied license.