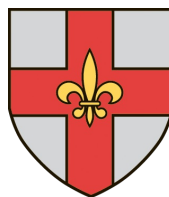


Property Licence



CITY OF
Lincoln
COUNCIL

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:

19 ST CATHERINES, LINCOLN, LN5 8LT

has been licensed by the City of Lincoln Council

under the above legislation, subject to the description, conditions, terms and limitations listed in Schedule 1 to 6 attached hereto:

Schedule 1	Lists the Licence Holder and Manager
Schedule 2	Lists a property description and permitted occupation
Schedule 3	Lists the mandatory licence conditions
Schedule 4	Lists the standard discretionary conditions
Schedule 5	Lists the property specific conditions requiring improvement works to be completed within specific time limits to ensure suitability for occupation
Schedule 6	Plan of the property

The licence is to be effective from 00.00 hours on **21st day of May 2019** and expires at 23.59 hours on **20th day of May 2024**.

Date: 21 May 2019

Signed:

Miss Claire 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

hmlicensing@lincoln.gov.uk

City Of Lincoln Council Switchboard Number:

01522 881188

Schedule 1

Licence Holder:

Bond Housing Group (Lincoln) Limited
C/O Place Homes Lincoln
Sparkhouse Studios Ropewalk
Lincoln
LN6 7DQ

Manager:

Bond Housing Group (Lincoln) Limited
C/O Place Homes Lincoln
Sparkhouse Studios Ropewalk
Lincoln
LN6 7DQ

Schedule 2

2a) Property description and permitted occupation

The licence holder and manager must not permit the house to be occupied in any other way or by more than the number of persons specified below

Amenity	Quantity
Number of storeys to HMO	2
Number of rooms providing sleeping accommodation	7
Number of communal living/dining rooms	1
Number of shared kitchens	3
Number of exclusive kitchens	5
Total number of fixed sinks	9
Total number of cookers	3
Number of shared bathrooms with toilet	1
Number of shared bathrooms without toilet	0
Number of shared separate toilets	1
Number of exclusive showers/baths	6
Number of exclusive toilets	6
Total number of wash hand basins	8
Maximum number of units of accommodation	7
Maximum number of households occupying house	7
Maximum number of persons occupying house	9

2b) Permitted manner in which the rooms at the property can be occupied

Room Identification	Room Size (m ²)	Manner in which room can be occupied
Room 1 - Ground Floor Front	11.36m ²	Single person
Room 2 - Ground Floor Middle Front	16.07m ²	Couple
Room 3 - Ground Floor Rear	13.91m ²	Couple
Room 4 - First Floor Front	15.17m ²	Couple
Room 5 - First Floor Middle	15.20m ²	Couple
Room 6 - First Floor Rear	17.82m ²	Couple
Room 7 - Ground Floor Middle Rear	19.32m ²	Couple
Communal Lounge (ground floor)	13.36m ²	Communal area not to be used as sleeping accommodation
Communal Kitchen (ground floor)	7.84m ²	Communal kitchen for food storage, preparation and cooking
Communal Kitchen (first floor front)	5.88m ²	Communal kitchen for food storage, preparation and cooking
Communal Kitchen (first floor rear)	7.5m ²	Communal kitchen for food storage, preparation and cooking
Communal Bathroom (Ground Floor Rear)	3.71m ²	Communal bathroom
		* The above permitted occupancy is subject to a maximum of 9 persons living in the building at any one time.

2c) Rooms or parts of the house not suitable for occupation

N/A

The rooms identified in table 2c as not being suitable for occupation must not be used as sleeping accommodation by

a person who was not living in the room immediately before this licence was issued (i.e. by a new resident) otherwise that in written agreement with the City of Lincoln Council's private housing team.

Schedule 3

Mandatory Conditions

Ref No	Mandatory Conditions
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 where there is a room used 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 must 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, and by two persons aged over 10 years is not less than 10.22 square metres (see schedule 2).
11	The licence holder must 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 and if the floor area is less than this then the room is not used as sleeping accommodation (see schedule 2).
12	The licence holder shall ensure any room in the HMO used as sleeping accommodation is not used by more than the maximum number of persons specified in the licence (see schedule 2).
13	The licence holder shall comply with the Council's scheme, which relates to the storage and disposal of household waste.
14	The licence holder to supply to the occupiers of the house a written statement of the terms on which they occupy it.

Schedule 4

Other Conditions

Ref No	Landlord & Tenant Matters
1	The licence holder shall display in a communal area of the HMO the arrangements in place to deal with repairs and their contact details in the event of an emergency.
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.
3	Where required by the City Council the licence holder and/or manager shall attend training as specified in writing by the City Council to demonstrate satisfactory competence in property management.
4	The licence holder shall ensure up to date records are maintained for all residents. These records shall include each resident's full name, whether they are under or over the age of 10 years and which room in the property they occupy.

Ref No	The Building
1	The licence holder shall maintain the exterior of the property in reasonable decorative order.
2	The licence holder shall make arrangements for regular inspections of the property to monitor and ensure compliance with this licence and associated conditions.
3	The licence holder will ensure compliance with The Management of Houses in Multiple Occupation (England) Regulations 2006 (as amended).

Ref No	Notification Of Change Of Circumstances
1	<p>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:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> ◦ Company name ◦ Company number ◦ Registered address ◦ Directors ◦ Company secretary ◦ Charity correspondent ◦ Trustees ◦ 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 organisation named in the licence.

Ref No	Amenities And Equipment
1	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.

Ref No	Display of Notices
1	<p>The licence holder shall cause to be clearly displayed in a common area in the building copies of:</p> <ol style="list-style-type: none"> 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 5

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

Ref No	Property Specific Conditions
DIS	<p>Please be aware that this licence has been issued based solely on the information provided by the applicant. The property will be inspected by the Council during the five year licence period. If there are any material inaccuracies in the information provided by the applicant, for example incorrect room sizes and uses, amenities or fire precautions provided the council may exercise its right under Section 69 (1) (b) Housing Act 2004. to vary this licence to impose conditions requiring improvements or limit the number of occupants as appropriate to ensure compliance with the Council's Scheme for Mandatory Licensing of Houses in Multiple Occupation.</p> <p>The licence holder remains responsible for the health and safety of the tenants in accordance with HMO Management Regulations at all times.</p>
Room 1	<p>The room size of Room 1 is 11.63m², to provide cooking facilities within this room the required room size is 14m². Therefore, the licence holder shall remove the cooking appliances provided within this room. Room 1 is to be used as a en-suite bedroom only.</p>