

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:

10 Richmond Road, Lincoln, LN1 1LQ.

has been licensed by the City of Lincoln Council
for a period of 5 years from 29th March 2017 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

The authority has decided that the house is reasonably suitable for occupation
by not more than the maximum of 6 households and totalling 6 persons

Date: 29th March 2017

Signed:  David King.

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 873788

Schedule 1

Mandatory Conditions

Address: 10 Richmond Road, Lincoln, LN1 1LQ	City Council reference: 16566
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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 to supply to the occupiers of the house a written statement of the terms on which they occupy it.

Schedule 2

Other Conditions

Address: 10 Richmond Road, Lincoln, LN1 1LQ	City Council reference: 16566
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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: 10 Richmond Road, Lincoln, LN1 1LQ	City Council reference: 16566
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1. Supply and install a new stainless steel sink and drainer in the kitchen connected with hot and cold water and suitable drainage.
Or
Supply and install a dishwashing machine in the kitchen connected to water and drainage supplies.
2. Ensure all bedroom doors and doors opening onto the common area means of escape comply with the regulations for FD30S fire doors.

SPECIFICATION AND GUIDANCE FOR FIRE RESISTING DOORS

All references to "fire resisting" (in relation to doors) to be taken as meaning: having a fire resistance of not less than 30 minutes when tested in accordance with British Standard BS 476: Part 22:1987 (or equivalent European Standard). Glazing in any fire resisting door, wall, partition or screen should comply with British Standard Published Document PD6512: Part 3:1987. If existing doors are to be upgraded then specific advice must be sought prior to doing any work.

It is recommended that purpose made door sets which meet the 30 minute fire resisting standard be fitted. For difficult/non standard door openings blanks can be purchased and cut down. In most cases standard fire doors can be adjusted to fit normal door opening sizes.

Hinges

All fire doors must be hung on three fire rated hinges, to resist bowing in the event of a fire and to bear the increased weight of the door.

Self closing devices

Fire resisting doors must be fitted with external dual action hydraulic type self closing devices which are adjusted to close quickly but latch slowly so as not to wear the smoke seals or damage the door or frame. Perco-type (Chain) closers are not suitable as they cause the doors to slam causing noise nuisance to occupiers and they tend to wear the smoke seals/frames causing damage over a period of time. Self closers are to be attached using appropriate fixings („snake eye screws.) which are designed to prevent removal/tampering by tenants.

Door fitting

On completion doors must be flush with the frame, close fitting to the stops. Close fitting into frames with a maximum gap of 3mm between door and frame to both sides and the head.

Smoke seals/Intumescent strips

Intumescent strips incorporating cold smoke seals must be fitted to all fire doors. Fire door performance and integrity depends on the installation of such strips which can be fixed into a channel in the door or rebated into the frame. New doors and frames may come with these factory fitted, it is useful to choose this option as it saves work on site and ensures the doors/frames perform to the British Standard.

Door furniture

Door handles must give security but do not allow tenants to be locked out of their lettings by the action of the self closers. For this reason, the best design is a simple mortice lock and door handles which require a key to lock the door, but the inside has a thumb turn instead of a key. This means that the occupant can escape from the room in an emergency

without using a key in the event of an emergency. Care must be taken when installing any additional security locks to final exit doors, so that this requirement is not overridden and by doing so, occupiers are locked into the house if a fire breaks out. This lock standard applies to all bedroom/bed-sit doors and final exit doors, including doors onto any secondary fire escape stairs.