

House in Multiple Occupation

Licence No: Z19DSF12GR/1

Address of Property: 12 Greenwich Road, Shinfield, RG2 9FJ

This is to certify that the above property is licensed as a House of Multiple Occupation (HMO), under the provisions of Part 2 of the Housing Act 2004.

The Licence holder is: Mrs Nicola MacLean

The maximum number of occupants is: 6

The maximum number of household is: 6

The property is suitable for 6 Lettings on individual tenancy agreements

Date of issue: 28 March 2022

Expiry date: 27 March 2027

Signed: John Stowe



Authorised officer

Existence of a licence does not necessarily mean that the above property has been inspected or that it complies with the relevant legislation.

This licence includes 2 schedules of conditions and is issued by **Wokingham Borough Council** (*the Authority*) under its function as the local housing authority.

The issue of this licence and acceptance by the licence holder revokes all previous HMO licences issued in respect of this property.

The licence and associated conditions do not override legislation enforced by another legislative body.

Please read the following conditions carefully. If you are not sure of your rights or the implications of this licence, you may wish to seek legal advice.

SCHEDULE 1

MANDATORY CONDITIONS

1. GAS SAFETY CERTIFICATE

If gas is supplied to the house, the licence holder is required to produce to the local housing authority annually a satisfactory gas safety certificate obtained from a Gas Safe Registered engineer in respect of the house within the last 12 months.

2. ELECTRICAL APPLIANCE AND FURNITURE SAFETY

The licence holder is required to keep all electrical appliances and furniture made available by him in the house in a safe condition. The licence holder is required to supply the Authority, on demand, with a declaration by him as to the safety of such appliances and furniture.

3. SMOKE ALARM

The licence holder is required to 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 and to keep such alarms in proper working order. The licence holder is required to supply the Authority, on demand, with a declaration by him as to the condition and positioning of any such alarms.

4. CARBON MONOXIDE ALARMS

The licence holder is required to 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.

Under this condition, a 'room' includes a hall or landing and a bathroom or lavatory is to be treated as a room used as living accommodation.

The licence holder is required to keep any such alarm in proper working order and supply to the Authority, on demand with a declaration by him as to the condition and positioning of any such alarm.

5. WRITTEN TERMS OF OCCUPANCY

The licence holder must supply to the occupiers of the house a written statement of the terms on which they occupy it. This must be complied with from the date of the Licence and whenever there is a change in occupancy.

6. MINIMUM BEDROOM SIZE

The licence holder must ensure that:

- (a) the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51m²;
- (b) the floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years is not less than 10.22m²;
- (c) the floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years is not less than 4.64m²;

- (d) any room in the HMO with a floor area of less than 4.64m² is not used as sleeping accommodation.

A room is used as sleeping accommodation if it is normally used as a bedroom, whether or not it is also used for other purposes.

Any part of the floor area of a room in relation to which the height of the ceiling is less than 1.5 metres **is not** to be taken into account in determining the floor area of that room for the purposes of this condition.

7. MAXIMUM OCCUPANCY

The licence holder must ensure that:

- (a) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years only, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence;
- (b) where any room in the HMO is used as sleeping accommodation by persons aged under 10 years only, it is not used as such by more than the maximum number of persons aged under 10 years specified in the licence;
- (c) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years and persons aged under 10 years, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence and the maximum number of persons aged under 10 years so specified.

A room is used as sleeping accommodation if it is normally used as a bedroom, whether or not it is used for other purposes.

A reference to a number of persons using a room in an HMO as sleeping accommodation does not include a person doing so as a visitor of an occupier of the HMO.

8. NOTIFICATION TO RECTIFY A BREACH

Where there has been breach of any mandatory condition imposed pursuant to paragraph 6 or 7 above, and the licence holder has not knowingly permitted that breach, the Authority may require the licence holder to rectify that breach within a specified period.

The specified period means a period, of not more than 18 months beginning with the date on which the Authority notified the licence holder of the breach which is specified in the notification.

9. STORAGE AND DISPOSAL OF HOUSEHOLD WASTE

The licence holder is required to comply with any scheme which is provided by the Local Authority to the licence holder which relates to the storage and disposal of household waste at the HMO pending collection.

SCHEDULE 2

ADDITIONAL CONDITIONS

1. DISPLAY THE FLOORPLAN

The licence holder must prominently display a copy of the floorplan **as attached** within the property.

2. ELECTRICAL SAFETY CERTIFICATE

The licence holder must submit to the housing authority on demand, a valid Electrical Installation Condition Report (EICR) obtained within the last five (5) years confirming that the electrical installation of the HMO is safe. The report must be obtained from a competent electrical engineer.

3. DEPOSIT PROTECTION CERTIFICATE

The licence holder must, on demand, provide the housing authority with copies of all current deposit protection certificates (or other proof that the deposit is protected in a government approved deposit protection scheme) for any deposits taken from tenants in assured shorthold tenancies at the licensed property.

4. FIRE ALARM TEST CERTIFICATE/DECLARATION

The licence holder must submit, on demand, to the Authority a valid test certificate stating that the fire alarm system in the property has been tested and maintained in good working order in accordance with the provisions of BS 5839.

5. ANTI SOCIAL BEHAVIOUR

The licence holder shall take all reasonable and practicable steps to prevent anti-social behaviour from persons occupying and those visiting the property. This shall apply to activity within the property and its curtilage

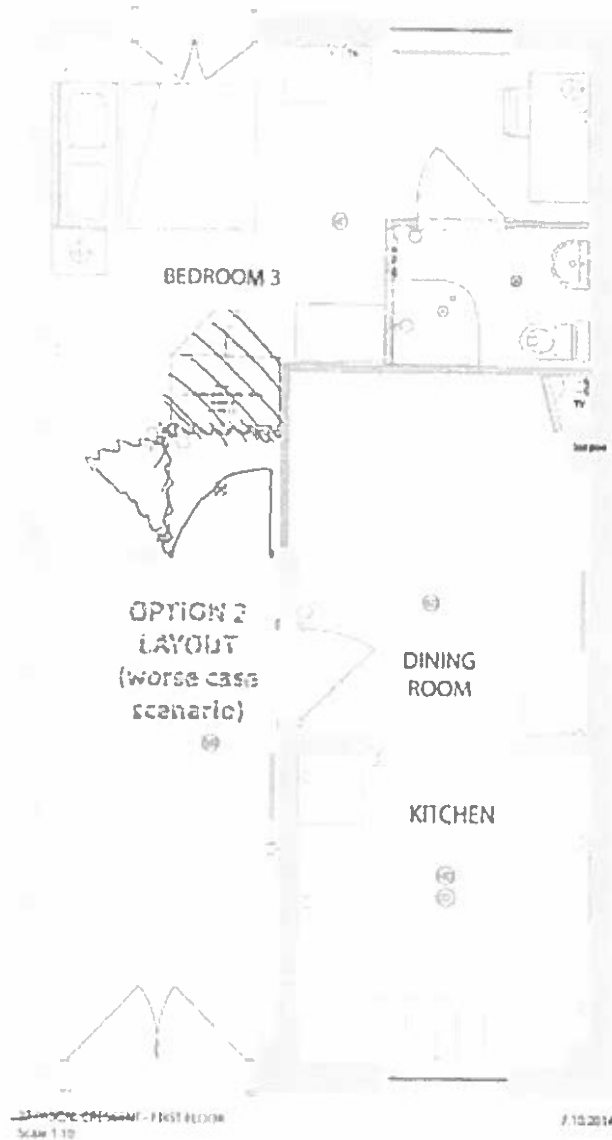
6. Self-Closing Door Mechanisms

Ensure all self-closing door mechanisms fitted within the HMO can close doors unaided tightly into their frames by **25 April 2022**

Floor Plan – Ground Floor



Floor Plan – First Floor



Floor Plan – Second Floor

