

MANDATORY LICENSING OF HOUSES IN MULTIPLE OCCUPATION LICENCE

HOUSING ACT 2004, PART 2

This Licence relates to: **58 Addington Road, Reading, RG1 5PX**

Licence Reference Number: **647367**

Licence start date: **16 DEC 2019** Licence expiry date: **15 DEC 2024**

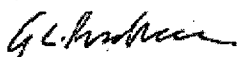
Licence Holder: **Clifford Sinclair Limited**

Address: **Sovereign Offices, 40 Craven Street, London, WC2N 5NG**

The total permitted occupancy of this property is up to **6** people.
The maximum permitted number and ages of occupiers for each room/letting are shown in the table below.

Room/letting	Maximum number of occupiers permitted	Room(s) permitted for occupation by people under the age of 10 years only
Ground Floor Middle room and Ground Floor Front room	2 people per room	Not applicable
First Floor Rear room, First Floor Middle Rear room, First Floor Middle Front room and First Floor Front room	2 people per room	Not applicable
All other areas in the property	Not permitted as sleeping accommodation	

Further details of this scheme are available from:
Private Sector Housing, Environmental Health
Reading Borough Council
Civic Offices
Bridge Street
Reading, RG1 2LU
0118 9372151

Signed 
Giorgio Framallicco, Assistant Director of Planning, Transport and Regulatory Services,
(authorised on behalf of the Council)

Licence Conditions

For any timescales listed below that set a deadline for compliance with a licence condition, the starting date is the date of the 'Notice of the Council's Decision to Serve a Licence'.

1	Facilities	Time Period for compliance	Date Completed
1.1	All wash hand basins shall be connected with continuous hot and cold water supplies and the foul water drainage system. Toilets shall be connected to the cold water supply and the foul water drainage system.	On-going requirement	
1.2	Install a suitably located separate toilet compartment and wash-hand basin. This must comply with condition 1:1.	Within 12 months	
1.3	Each kitchen shall be provided with a fire blanket compliant with BS EN 1869: 1997. The base of the fire blanket shall be approximately 1.5 m above floor level. The fire blanket shall not be placed directly above the cooker.	On-going requirement	
1.4	Maintain the existing food preparation and storage amenities that were found during the inspection carried out on 22 nd July 2019, notwithstanding the changes required by the conditions of this licence.	On-going requirement	
1.5	The existing microwave oven in the kitchen shall be replaced with a microwave oven with grill/convection cooking options.	When the existing microwave oven fails or by the expiry of this licence (whichever occurs first)	
1.6	The Council shall be contacted before any changes are made to the numbers of showers, baths, wash hand basins and toilets within the property or to the number of rooms containing these fittings. Work shall not commence until written approval has been obtained from the Council. This condition does not apply to 'like-for-like' replacements or maintenance of existing fittings.	On-going requirement	
1.7	Each room in the property in which a fuel-burning appliance is located shall contain a carbon monoxide detector. The detector should have a BS EN 50291 or CE mark and must be installed and maintained in strict accordance with the manufacturer's instructions.	On-going requirement	

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1.8	A visual inspection of the property, to include all furniture and electrical appliances made available within the house, shall be carried out at maximum intervals of 3 months. Ensure that all electrical equipment and furniture provided within the property is kept in safe condition. Any damaged or defunct equipment shall be replaced within 14 days. A written record of these inspections and any defects found, together with remedial action taken, must be kept for the duration of the licence and submitted to the Council within 14 days of a written request.	On-going requirement	
1.9	The licence holder must notify the Council of any room in the property with a floor area of less than 4.64 square metres	On-going requirement	
1.10	The licence holder shall comply with any scheme provided by the Council that relates to the storage and disposal of household waste at the property.	On-going requirement	

2	Management	Time Period for compliance	Date Completed
2.1	Display a copy of a valid gas safety certificate in a communal area of the property.	On-going requirement	
2.2	A copy of the front page of this licence shall be displayed in the common parts of the property, securely fixed in a position readily visible to all occupiers.	On-going requirement	
2.3	Annually provide to the Council a copy of a gas safety certificate for the HMO obtained within the previous twelve months from a Gas Safe registered operative qualified in the inspection of gas appliances in domestic premises.	Annual requirement	
2.4	Ensure smoke alarms are installed in the property and keep fire detection equipment in working order. Test the smoke/heat alarms at least once a month by operating all alarm sounders in the property using the test button or switch.	On-going requirement	

2.5	The fire detection system's ability to detect smoke/heat should be tested at least once every year to ensure that they respond to smoke/heat and cleaned at least once a year in accordance with the manufacturer's instructions. Detector heads on the system shall be changed in accordance with the manufacturer's instructions and/or any expiry dates displayed on the detector heads. A log must be kept of:- • all tests and checks; • any remedial work required; and • the replacement of any equipment Any necessary servicing or remedial work shall be carried out by a competent person. Obtain a certificate from the competent person to show the fire alarm system is in proper working order and complies with the relevant parts of BS 5839.	A copy of the log shall be provided to the Council within 14 days of a written request	
2.6	Provide a declaration stating the position of fire detectors in the house to the Council upon request.	Within 14 days of a written request by the Council	
2.7	The licence holder of the property must hold a management folder which contains information on the management procedures in place for the property. The folder should include, as applicable: a) Contact details; b) Fire risk assessment(s); c) Test log(s); d) Annual test reports/safety certificates; e) Energy Performance Certificate; f) Details of any HMO management training that has been completed; g) Complaints procedure. This folder may be in a digital format.	On-going requirement Folder shall be available for inspection by the Council within 14 days of a written request.	

3	Tenancy	Time Period for compliance	Date Completed
3.1	Provide tenants with a written tenancy agreement or if the occupants are not tenants (e.g. licensees), a written statement of terms on which they occupy the property.	Within 3 months of the start date of this licence	
3.2	Tenancy agreements or written statement of terms must set out how occupants are to report any	This applies to all new tenancies	

	damage to the property and/or contents to the licence holder and/or manager.	created once the licence is in force	
3.3	Tenancy agreements or written statement of terms must set out how the licence holder and/or manager intend to deal with antisocial behaviour from tenants or visitors including behaviour affecting other occupants and neighbours.	This applies to all new tenancies created once the licence is in force	
3.4	Any anti-social behaviour arising in the property shall be dealt with under the terms of any tenancy agreement.	On-going requirement	

4 General Conditions

- 4.1 This licence is subject to the provisions of the Housing Act 2004 Part 2 - Mandatory Licensing of Houses in Multiple Occupation.
- 4.2 The possession of this document is not definitive evidence that a licence is in force for the property identified on the front page, as the Council has powers to vary or revoke licences. This document's validity may be established by contacting the Council's Private Sector Housing team.
- 4.3 This licence is not transferable.
- 4.4 Any changes in the personal details of the licence holder must be notified to the Council within 28 days.
- 4.5 Any changes in the management of the licensed property (e.g. new manager or management company appointed or a new type of lease arrangement) must be notified to the Council in writing within 28 days from the date the change occurs.
- 4.6 The licence holder must notify the Council in writing if they will be away from the United Kingdom for longer than one month. In the notification, the licence holder must provide details made for the management of the property in their absence, including the contact details for the person who will manage the property in their absence.
- 4.7 The licence holder must notify Reading Borough Council of the following matters within 28 days:
 - (a) If any relevant person receives a criminal conviction or civil penalty for an offence involving fraud or other dishonesty, or violence or drugs, or any offence listed in Schedule 3 to the Sexual Offences Act 2003 (c. 42) (offences attracting notification requirements);
 - (b) Any court or tribunal finding that a relevant person has practised unlawful discrimination on grounds of sex, colour, race, ethnic or national origins or disability in, or in connection with, the carrying on of any business;

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- (c) If any relevant person received a criminal conviction or civil penalty for contravening any provision of the law relating to housing or of landlord and tenant law; or
- (d) If any relevant person acted otherwise than in accordance with any applicable code of practice approved under section 233 of the Housing Act 2004.

For the purposes of this paragraph, a relevant person is a licence holder, manager or someone associated with them.

- 4.8 Application to renew this licence should be made to Reading Borough Council as the issuing Authority **before** the expiry of this licence.
- 4.9 It must be emphasised that the work specified on this licence may require approval under the requirements of planning and/or building regulations and you are advised to seek advice from the relevant department(s) before works commence.

Revocation, Enforcement, Offences and other Sanctions

This licence may be revoked under the following circumstances:-

- a) with the agreement of the licence holder;
- b) there has been serious or repeated breaches of a licence condition;
- c) the licence holder is no longer a fit and proper person to hold the licence;
- d) the management of the property is no longer being carried out by persons who are fit and proper persons to be involved in its management;
- e) in respect of a property subject to selective licensing, a HMO licence has been granted (allowing for the selective licence to be revoked);
- f) the property ceases to fall within the mandatory licensing regime defined in Part 2 of the Housing Act 2004 and subordinate regulations;
- g) the Council considers, were a new application to be made for a licence, the structure of the property is such that a new licence would not be granted.

The Council can arrange for an authorised officer to enter any premises at a reasonable time for the purpose of ascertaining if an offence has been committed. Where entry is refused the Council may apply to the court for a warrant authorising entry by force if necessary.

A person commits an offence if they manage or control a property which is required to be licensed but is not so licensed. Any person who manages or controls a property who knowingly permits another person to occupy the house, which results in the house being occupied by more households or persons than authorised by the licence, commits an offence. Upon conviction an unlimited fine can be imposed for each of these offences, or a civil penalty of up to £30,000 may be issued.

A licence holder or other person on whom restrictions or obligations are made in the licence under section 67(5) of the Act commits an offence if he fails to comply with any

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condition of the licence. Upon conviction of this offence an unlimited fine can be imposed, or a civil penalty of up to £30,000 may be issued.

Where a property is unlicensed, the Council or any occupier may apply to the First-tier Tribunal for an order that the persons receiving rent payments repay a sum equivalent to the rent or benefit paid.

Where a property is unlicensed and has no prospect of becoming so the Council may apply to the Residential Property Tribunal for a Management Order. No notice under Section 21 of the Housing Act 1988 can be served on an assured shorthold tenant of an unlicensed property.

Death of Licence Holder

This Licence shall cease to be in force upon the death of the Licence Holder. However from a period of 3 months from the date of the Licence Holder's death, the property shall be treated as if, on the date of death, a Temporary Exemption Notice (TEN) has been served under the provisions of Section 62 of the Housing Act 2004.

Sale of the Property

If the property is sold and the Licence Holder is no longer the landlord or manager of the property, then this licence is no longer effective. The new owner will need to make arrangements to either apply for a new licence or a Temporary Exemption Notice (TEN) as appropriate.

Register of Licences

Under section 232 of the Housing Act 2004 the Council is obliged to establish and maintain a register of licences granted. The particulars of the register are prescribed by The Licensing (HMOs and Other Houses) (Applications, Standards, Publications of Designations and Keeping of Registers) Regulations 2006:

The contents of the register are to be available for inspection by members of the public at all reasonable times.