



**Community Connections
Housing Improvement**

Plymouth City Council
Ballard House
West Hoe Road
Plymouth PL1 3BJ

T 01752 398500
E
communityconnections@plymouth.gov.uk

Mr A & Mrs K Macleod
11 Sussex Place
The Hoe
Plymouth
PL1 2HT

Please ask for: Mr Chris Garland

11 June 2018

My Ref 030174

Dear Mr & Mrs Macleod

**APPLICATION FOR AN HMO LICENCE
12 Sussex Street, Plymouth, PL1 2HR**

The consultation period for the licence application for the above property has expired. There has been no request to alter the licence in any way; therefore we are able to grant the licence. I am pleased to enclose a Notice of decision to grant a licence and your HMO licence.

A standard licence has been granted.

The notice has also been served on the following persons (where they have been identified):

- Any mortgagee of the property (Mortgage Lender)
- Any owner of the property to which the application relates (if that is not you) i.e. the freeholder and any head lessees who are known to you
- Any other person who is a tenant or long leaseholder of the property or any part of it (including any flat) other than a statutory tenant or other tenant whose lease or tenancy is for less than three years (including a periodic tenancy)

OFFICIAL: SENSITIVE

- Any person who has agreed that he will be bound by any condition or conditions in a licence if it is granted
- The managing agent (if any) (if that is not you)

Please ensure that you are aware of the licence conditions and that these are fully complied with. Guidance literature is enclosed to assist you in this respect. If you have any problems or plan to make any significant changes please notify us as soon as possible.

If you have any queries, please do not hesitate to contact me.

Yours sincerely



pp
Mr Chris Garland
Community Connections Officer

Enc:

- Notice
- HMO Licence
- Advice on dealing with Anti-Social Behaviour
- After Approval of HMO Licence leaflet

Visit <http://www.plymouth.gov.uk/housing/privaterentedaccommodation> for more information on private renting.



HOUSING Act 2004
Schedule 5, Para 7

**Notice of decision by local housing authority
to grant a licence**

To Mr A & Mrs K Macleod
of
11 Sussex Place
The Hoe
Plymouth
PL1 2HT

The Plymouth City Council (“the Authority”) received from Mr A & Mrs K Macleod
of

11 Sussex Place
The Hoe
Plymouth
PL1 2HT

an application for HMO licence for residential premises, namely:-

**12 Sussex Street
Plymouth
PL1 2HR**

On 25 May 2018 the Authority served a notice that the Authority proposed to grant a licence and having considered representations, made in accordance with that notice and not withdrawn, on 11 June 2018 the Authority made the decision to grant the licence a copy of which is enclosed.

The reasons for making the decision to grant the licence are:-

As far as the Plymouth City Council (“The Authority”) is aware at the time of determination of the licence application;

The property is reasonably suitable for occupation by the maximum number of occupants.

The licence holder is a ‘fit and proper’ person within the context of section 66 of the Housing Act 2004.

Any person involved in the management of the property is a 'fit and proper' person and competent in terms of section 66 of the Housing Act 2004.

There is an adequate management structure and funding to manage the property effectively.

An appeal against a decision to grant a licence may be made to the Courts and Tribunal Service within the period of 28 days, beginning with the date on which the decision was made.

HM Courts and Tribunal Service, Ground Floor, Magistrates' Court and Tribunals Centre,
6 Market Avenue, Chichester, West Sussex, PO19 1YE.
Telephone: 01243 779 394
Fax: 08707 395 900
Email: rpsouthern@hmcts.gsi.gov.uk

Dated 11 June 2018

Signed pp. 
Mr Chris Garland
Community Connections Officer

Please address any communications to:

Housing Improvement
Community Connections
Ballard House
West Hoe Road
Plymouth
PL1 3BJ



Property Licence

Under **Housing Act 2004 Section 64** Plymouth City Council has given a licence to the House in Multiple Occupation (HMO) known as:

12 Sussex Street Plymouth PL1 2HR

This licence permits the occupation of this House in Multiple Occupation by a maximum of **11** persons in **11** households in the following lettings:

Room	No of Persons	No of Households
Lower Ground floor front bedroom 1	1	1
Lower Ground floor Rear Left bedroom 2	1	1
Lower Ground Floor Rear Right bedroom 3	1	1
Ground Floor left Studio 4	1	1
Ground Floor Right Studio 5	1	1
First Floor Front Left bedroom 6	1	1
First Floor Rear Left Bedroom 7	1	1
First Floor Front Right Bedroom 8	1	1
Second Floor Front Left Bedroom 9	1	1
Second Floor Rear Left Bedroom 10	1	1
Second Floor Front Right Bedroom 11	1	1

(Left and right are taken from viewing the property from the front)

Licence expiry date: **2 February 2022**

The licence holder for this HMO is: **Mr A & Mrs K Macleod**

PLEASE NOTE THIS LICENCE IS NOT TRANSFERABLE TO A NEW OWNER. THE LICENCE HOLDER NAMED ABOVE REMAINS RESPONSIBLE UNDER THE TERMS OF THIS LICENCE UNTIL SUCH TIME AS THE LICENCE EXPIRES OR IS REVOKED BY THE LOCAL AUTHORITY.

The above persons are considered to be fit and proper persons to perform their duties under Part II of the Housing Act 2004.

The Conditions of the licence, numbered 1 to 9 are attached.

Signed pp



Dated June 2018

Mr Chris Garland
Community Connections Officer

Should any person wish to make enquiries concerning this licence they should contact Mr Chris Garland, telephone no 398500, or write to Housing Improvement, Community Connections, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, or Email communityconnections@plymouth.gov.uk.

Note: This is a house in multiple occupation that is required to be licensed under the provisions of Part II of the Housing act 2004. The granting of this licence does not imply that the use and condition of the property are lawful under other legislation. It is a requirement that the house is managed in accordance with the attached conditions; failure to do so is an offence, which may result in prosecution and/or the withdrawal of the licence.

The conditions of the licence for **12 Sussex Street Plymouth PL1 2HR** are as follows:

1. the licence holder shall produce to the Council annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months (if gas is supplied at the house)
2. the licence holder shall ensure that (1) 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 (2) that this alarm is kept in proper working order and (3) to supply to the Council, on demand, a declaration by him as the condition and position of any such alarm
3. the licence holder shall (1) keep all electrical appliances made available by him within the house in a safe condition and (2) supply to the Council, on demand, a declaration as to the safety of such appliances
4. the licence holder shall (1) keep all furniture made available by him within the house in a safe condition and (2) supply to the Council, on demand, a declaration as to the safety of such furniture
5. the licence holder shall ensure that (1) smoke alarms are installed in the house on each storey of the house used wholly or partly for living accommodation (2) keep them in proper working order and (3) supply to the Council, on demand, a declaration by him of the condition and positioning of such alarms

6. the licence holder shall ensure that a written statement of terms of occupancy is supplied to each occupier
7. the licence holder shall notify the Council's Private Rented Team of any change of manager of the property and, in respect of the new manager, provide contact details and information to verify their fit and proper status and competence to manage the HMO
8. the licence holder shall notify the Council's Private Rented Team of any changes of their address, telephone number and email address
9. the licence holder shall investigate complaints of antisocial behaviour arising from this HMO and being caused by occupiers or occupiers' visitors. Where appropriate, the licence holder will caution, seek legal advice or lawfully evict to address the problem. Antisocial behaviour is defined in Housing Act 2004 Section 57(5)

Please note that further works (in addition to any described above) may be required at the property. These would be to meet the requirements of other housing legislation, in particular the:

- Housing Act Part I (Housing Health and Safety Rating System) and
- Management regulations (Management of Houses in Multiple Occupation (England) Regulations 2006)

Should this be the case, you will be advised of these works in further correspondence.

