

House in Multiple Occupation Licence.

The Reigate & Banstead Council, under the provisions of Part 2 of the Housing Act 2004 hereby certifies that:

Mr S O'Donovan

Licence N^o: 17/00651/HMO

is licensed in respect of the house in multiple occupation situated at:

2A Nutfield Road Redhill RH1 3EW

For The Level of Occupation Not Exceeding:

5 Households consisting of no more than 5 persons in total in the following rooms; ground floor rear right room, first floor front left room, first floor front right room, second floor front room and second floor rear room; and

1 Household consisting of no more than 2 persons in the ground floor front right room.

and subject to the attached schedules of conditions is licensed with the Council in accordance with the provisions of Part 2 of the Housing Act 2004 for a period of five years from the 13 June 2017.

Signed.....

Katie Jackson

Environmental Health Manager

Dated: 26 September 2017

A copy of this licence is to be displayed in a prominent position at the property at all times

SCHEDULE OF CONDITIONS

The licensee must comply with the following mandatory conditions (prescribed in Schedule 4 of the Housing Act 2004)

1. Gas Supply and Appliances

The licensee shall produce to the Council, a gas safety certificate in respect of the installation and appliances provided within the house on an annual basis on the anniversary of this licence. This certificate must have been issued within the last 12 months and must certify that both the installation and appliances (provided) are in a safe condition.

2. Electrical Appliances

All portable/movable electrical appliances provided by the licensee in the house must be maintained in a safe condition. The licensee shall supply to the Council on demand a declaration from a competent electrician as to the safety of such appliances. Only approved electricians are considered competent for this purpose.

3. Furniture

All furniture provided by the licensee in the house must be maintained in a safe condition. The licensee shall supply to the Council on demand a declaration as to the safety of such furniture.

4. Fire Detection

The licensee shall

- a. Maintain the existing Automatic Fire Detection system to the property to the following standard - LD2 Grade A to British Standard 5839 Part 6:2004 and
- b. Ensure that the automatic fire detection system is maintained in accordance with BS5839 and is kept in proper working order at all times. A suitably qualified person must carry out any servicing or maintenance. Appropriate records of such maintenance, such as current certificates are to be kept and produced to the Council on demand as evidence of such maintenance.

The licensee shall supply to the Council on demand a declaration as to the condition and positioning of the detector heads supplied in connection with the automatic fire detection described above.

5. Tenancy Agreement

The licensee shall provide each occupier of the house a written statement of the terms on which they occupy it.

The licensee shall also comply with the following conditions (prescribed by the Local Authority)

1. Ensure that the first floor shared kitchen meets the following prescribed standard:

The kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in sufficient quantity for the number of occupants sharing the kitchen

- 1 sink with draining board;
- an adequate supply of cold and constant hot water to each sink supplied;
- a cooker shall be provided with 4 rings/hot plates as well as an oven and a grill for each group of 5 persons or part thereof;
- at least two 13-amp twin electrical socket outlets shall be provided for every 5 persons or part thereof. At least one of the twin sockets shall be provided adjacent to worktops;
- a readily cleansable impervious work surface shall be provided of minimum dimensions 600mm x 500mm per person sharing. It shall be adequately supported at each corner. Any wall surface abutting the work surface shall be impervious and readily cleansable and suitable seal shall be provided between the surface and any wall;
- a dry goods store of minimum capacity of 113 litres (approximately half of a normal base-unit cupboard of 600mm deep x 500mm wide x 800mm high) shall be provided for each occupant. A cupboard should be provided for use in connection with storing kitchen and cooking utensils. An under sink cupboard will not be acceptable for food storage but may be used for storing kitchen and cooking utensils;
- a refrigerator or refrigerators of minimum capacity of 60 litres per person sharing shall be provided with an exclusive power supply;
- a freezer or freezers of minimum capacity of 14 litres per person sharing shall be provided with an exclusive power supply;
- each shared kitchen shall be provided with an extract fan capable of 10 air changes per hour, together with a fire blanket fixed to a bracket at a suitable height on the wall.
- All kitchens must be fitted with half hour fire resisting self-closing doors fitted with intumescent strips and cold smoke seals (FD30S) to separate them from the rest of the accommodation.

The kitchen provided for the exclusive use of the ground floor front right room shall meet the following prescribed standard:

- a cooker with 2 rings/hot plates with an oven and grill is required.
- a sink with a draining board and an adequate supply of cold and constant hot water;
- a readily cleansable worktop with minimum dimensions of 600mm x 500mm adequately supported at each corner. Any wall surface abutting the work surface shall be impervious and readily cleansable and a suitable seal must be provided between the surface and any wall;
- at least two 13-amp twin electrical socket outlets should be provided, one of which shall be provided adjacent to the worktop;
- a dry goods store of minimum capacity of 226 litres (approximately the size of normal base-unit cupboard of 600mm deep x 500mm wide x 800mm high) shall

be provided. An under sink cupboard will not be acceptable for this purpose but should be provided for use in connection with storing kitchen and cooking utensils;

- a refrigerator with a minimum capacity of 80 litres shall be provided with an adequate freezer compartment.
- a fire blanket fixed to a bracket at a suitable height on the wall

2. The shared bathroom and toilet facilities in the property shall meet the following prescribed standard.
 - one bathroom containing a fixed bath or shower
 - one WC and a wash hand basin with an appropriate splash back contained in a totally separate compartment.

The shower room for the exclusive use of the ground floor front right room shall meet the following prescribed standard.

- One shower with appropriate tiling or waterproof surfaces
- One WC and wash hand basin with and appropriate splash back

3. Provide a wash hand basin in the ground floor hall cupboard for communal use
4. All baths, showers and wash hand basins in an HMO must be equipped with taps (or shower mixer valve[s]) providing an adequate supply of cold and constant hot water.
5. All bathrooms in an HMO must be suitably and adequately heated and ventilated.
6. All bathrooms and toilets in an HMO must be of an adequate size and layout.
7. All baths, toilets and wash hand basins in an HMO must be fit for the purpose.
8. All bathrooms and toilets in an HMO must be suitably located in or in relation to the living accommodation in the HMO.
9. All kitchen and bathing, facilities and equipment, made available in the house for the purpose of meeting the standards prescribed in section 65 of the Housing Act 2004 shall be kept in good repair and working order. (Includes baths, showers, WCs, WHBs and facilities for the storage, preparation and cooking of food)
10. The gas and electricity supplies for communal facilities, namely the gas fired central heating system, the cooking facilities in the first floor shared kitchen, the automatic fire detection system, the shared bathing and toilet facilities and the lighting to the communal hallway and staircase shall be the responsibility of the Licence Holder and to that effect the accounts for both facilities shall be in their name and paid for by them.

11. Each unit of living accommodation within the HMO shall be equipped with an adequate means of space heating that is capable of maintaining an internal temperature as follows: Living rooms and bed sitting rooms 21 degrees C; 18 degrees C in bedrooms; 22 degrees C in bathrooms and shower rooms; 18 degrees C in kitchens and 16 degrees C in the common parts e.g. hallways and landings
12. The licensee shall take all reasonable and practical steps to prevent or reduce anti-social behaviour by persons occupying or visiting in the house.
13. A copy of the licence is to be clearly displayed within the common parts of the house.

I hereby certify that this is a true copy
of a licence issued today 26/9/17 in
respect of 27 Nutfield Rd ~~Redhill~~ *Wandsworth*

