North Somerset – HMO Licensing scheme

Undertaking of good practice

This document is intended to ensure that tenants are aware of their responsibilities relating to waste management, fire safety and anti-social behaviour.

Waste and recycling

- Co-operate with the provisions in place for the storage and collection of recycling and rubbish and, to make sure that it separated correctly.

- Put out recycling and rubbish for collection using the correct containers by 7am on their collection day, or as late as possible after 8pm the previous evening at the front edge of the property.

- Bring containers back in as soon as possible after emptying. Landlords have a duty to inform you when and how recycling and rubbish collections are made. Tenants can be fined for leaving their recycling and rubbish out on the highway at the wrong time or place.

Fire safety

The fire precautions are there for the protection of the occupants of the property and should never be interfered with in any way.

- Never prop open doors or disconnect any door closing mechanism. This is especially important when you go to bed at night.

- Every week - check your smoke alarms are working as they should.

- Never interfere with the fire alarm. If you deliberately prevent the fire alarm from working correctly it may result in eviction by your landlord and/or prosecution by the Council.

- If you think that the fire alarm is sounding falsely or not working correctly, contact your landlord about it. Alternatively, contact the Private Sector Housing Team on 01934 426885.

- Always keep the hall, stairs and landings (the escape route) free from obstructions such as bicycles, unwanted furniture etc.

- Make sure you are familiar with using the fire blanket and any fire extinguishers in your home. Report any problems to your landlord.

Remember, if a fire has spread because of your interference with the fire escape systems and procedures, you may also face civil proceedings by the landlord to recover costs for any additional damage caused.
Neighbours and anti-social behaviour

Examples of anti-social behaviour include excessive noise (shouting, loud music etc.), drunk or disorderly conduct, rubbish dumping, harassment and vandalism.

Tenants should ensure that nothing that they or their visitors do will interfere with other occupants within the house or the neighbourhood. The result of anti-social behaviour on the part of a tenant and/or any of their visitors could include eviction and/or retention of deposits for repairs etc. Tenants can be prosecuted if they continue to cause a nuisance. In addition, cases can be referred to Avon and Somerset Police Anti-Social Behaviour Team which could result in the service of an Anti-Social Behaviour Order (or ASBO).
NORTH SOMERSET COUNCIL ADDITIONAL LICENSING SCHEME TENANT DECLARATION

To be completed at tenancy sign up and returned to North Somerset Council’s Private Sector Housing Team at Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

Property address……………………………………………………………….

Licence holder/Manager……………………………………………………………..

I ………….name of occupant…………………………………………………………..

am an occupier of the licensed premises specified above.

My occupation of this property commenced on ……date…………………………..

I have been informed of my responsibilities in relation to waste management, fire safety and anti-social behaviour at this property.

I confirm that I will co-operate with the landlord in all of the above and understand the consequences if I do not.

Signed …………………………………………………………………………………….

Date ……………………………………………………………………………………..

I ……………….name of licence holder/manager……………………………………..

am the licence holder in respect of the licensed premises specified above.
I confirm that I have explained to the above occupier their responsibilities in relation to anti-social behaviour, waste management and fire precautions at this property.

I confirm that I understand the conditions of the licence for this property and my responsibilities as manager and will adhere to the code of good management practice.

Signed …………………………………………………………………………………….

Date ……………………………………………………………………………………..
Recycling & rubbish collections

The collection day for: ENTER ADDRESS
Is ENTER DAY

Rubbish and recycling is collected weekly
Garden waste is collected fortnightly.

Enter you postcode at www.n-somerset.gov.uk to find out which week you are on.

Put out your recycling and rubbish for collection by 7am on your collection day, or as late as possible after 8pm the previous evening at the front edge of your property

For more details contact the council’s Streets and Open Spaces Team on 01934 888802,

streetsandopenspaces@n-somerset.gov.uk or visit https://www.n-somerset.gov.uk/Environment/Recycling+and+waste/

Please note that you can be fined for leaving your recycling and rubbish out at the wrong time or place

POLICE NOTICE: LOCK IT OR LOSE IT! SECURE ALL DOORS AND WINDOWS WHEN YOU GO OUT

Please display in the property