APPENDIX 5.
PROPOSED LICENSING CONDITIONS

1. If gas is supplied to the house to produce to North Somerset Council annually for their inspection a gas safety certificate obtained within the previous 12 months.

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

3. The licence holder must ensure that 10 year life battery smoke detectors conforming to BS EN 14604: are installed in the property and are kept in proper working order. The licence holder and/or manager must supply the Council on demand, with a declaration as to the condition and positioning of the smoke alarms. One smoke detector covering the hallway or landing at each level of the accommodation is required as a minimum.

4. The licence holder must ensure that the property is managed in such a way that it is maintained in good repair. Facilities or equipment must be kept in a safe condition and good working order. Worn or dangerous furniture or fittings should be replaced.

5. The licence holder must be aware of the national government guidance entitled Housing Health and Safety Rating System (HHSRS); guidance for landlords and property related professionals.

6. The licence holder must have regard to the locally produced HHSRS guidance included as part of the property licence.

7. The licence holder is required to provide an existing energy performance certificate (EPC) indicating the energy efficiency banding, report and its recommendations, if there is no current certificate the licence holder must provide a new one, within 2 months of the date of licensing. Any report should be less than 10 years old at the date of submission; if this expires during the term of the licence a new report must be submitted.

8. The licence holder is required to provide the current periodic inspection report on the electrical installation indicating a satisfactory condition and that there are no defects under category 1 or 2, if there is no current
report the licence holder must provide a new one indicating a satisfactory condition and that there are no defects under category 1 or 2, within 2 months of the date of licensing. Any report should be less than 5 years old at the date of submission; if this expires during the term of the licence a new report must be submitted.

9. The licence holder must complete and annually review the ‘Ongoing maintenance guide’ for each licensed property identifying problems with the property and refurbishment programmes to improve conditions for the duration of the licence.

10. The licence holder to supply to the occupiers of the house a written statement of the terms on which they occupy it.

11. The licence holder must require a reference from each person wishing to occupy the property. References must be retained so as to be available to the council on demand.

12. The licence holder and/or manager must have facilities to receive and respond to initial complaints about the behaviour of tenants and visitors.

13. The licence holder and/or manager must take all reasonable steps to deal with anti-social behaviour perpetrated by occupiers and/or visitors to the property. Reasonable steps will include steps such as enforcing tenancy conditions and following requests made by statutory agencies tackling related issues.

14. The licence holder and/or manager must take all reasonable steps to ensure that the property is not used for illegal or immoral purposes.

15. At the start of all new tenancies, the Manager or Licence Holder must ensure that all tenants sign up to the ‘North Somerset undertaking of good practice’. A copy must be given to each tenant and a copy signed and retained by the Licence Holder for the duration of the tenancy and provided to the council on demand.

16. There is to be no obligate sharing of bedrooms

17. Tenants are to have 24hr direct access to all toilet, personal washing and cooking facilities and equipment.

18. The licence holder must provide a list of all occupants within 28 days if requested to do so by the local authority. A list is hereby required for this property.
19. The licence holder must ensure The West of England Code of Good Management Practice is complied with.

20. Any person becoming involved in the management of the property after the licence date must be a fit and proper person, an application for a test must be made.

21. The licence holder must notify the local authority of any change of name, address and any other contact details.

22. All reasonable steps must be taken to advise all occupants of their weekly recycling and rubbish collection day and how to correctly put it out for collection from the front edge of the property.

23. Correct and sufficient containers must be provided for household recycling and rubbish within the unit of accommodation and outside. Additional containers can be provided by contacting the council’s Streets and Open Spaces team on 01934 888802 or streetsandopenspaces@n-somerset.gov.uk

24. All recycling and rubbish containers must be provided with a dedicated and appropriate storage area.

25. All reasonable steps must be taken to ensure any gardens and yards belonging to the licensed property are maintained in a neat and tidy condition. The Licence Holder and any Manager are required to monitor garden maintenance and take the necessary steps to resolve any non-compliance.