



Communities Directorate
Stronger, Safer and Healthier Business Unit
Safer Neighbourhood Service
Head of Service: Paul Brannan

Stuart Davidson
Basment Flat
1 Montgomery Road
Chiswick
LONDON
W4 5LZ

My Ref:
Your Ref:
Date: 29 August 2018
Enquiries Paul Stelling
Direct Dial: 01226 787529
E-Mail: paulstelling@barnsley.gov.uk

Dear, Stuart Davidson

HOUSE IN MULTIPLE OCCUPATION: 120 DODWORTH ROAD. BARNSELEY, S70 6HL

I recently wrote to inform you that this Authority was proposing to issue Mandatory HMO Licence for the above premises and provided the opportunity for you to make representations regarding the conditions stipulated on the licence. As no representations have been received please find enclosed a *Notice to Grant a Mandatory HMO Licence* and a copy of the licence.

Please read the licensing documents carefully and make sure you understand the conditions being imposed by the licence, as a breach of a condition is a criminal offence, which could result in:

- A fine of up to £5,000.
- The licence being revoked.

An appeal against this decision to grant a licence should be made to the Residential Property Tribunal – please see details on the enclosed notice.

Should you require any further information or would like to discuss this matter, please contact me on the above telephone number.

All enforcement action is taken in accordance with the enforcement concordat. If you would like a copy of this, please call 01226 772468

Yours faithfully

Paul Stelling
Senior Private Sector Housing Officer



**Communities Directorate
Stronger, Safer and Healthier Business Unit
Safer Neighbourhood Service
Head of Service: Paul Brannan**

Communities Directorate
Stronger, Safer and Healthier Business Unit
Safer Neighbourhood Service
Head of Service: Paul Brannan

My Ref:
Your Ref:
Date: 29 August 2018
Enquiries: Paul Stelling
Direct Dial: 01226 387829
E-Mail: paul.stelling@barnsley.gov.uk

Stuart Davidson
Basement Flat
1 Montgomery Road
Chiswick
LONDON
W4 5LZ

Dear Stuart Davidson

HOUSE IN MULTIPLE OCCUPATION: 130 DOWORTH ROAD, BARNSELEY, S70 6HL

I recently wrote to inform you that this Authority was proposing to issue a Mandatory HMO Licence for the above premises and provided the opportunity for you to make representations regarding the conditions stipulated on the licence. As no representations have been received please find enclosed a Notice to Grant a Mandatory HMO Licence and a copy of the licence.

Please read the licensing documents carefully and make sure you understand the conditions being imposed by the licence, as a breach of a condition is a criminal offence, which could result in:

- A fine of up to £5,000
- The licence being revoked

An appeal against this decision to grant a licence should be made to the Residential Property Tribunal - please see details on the enclosed notice.

Should you require any further information or would like to discuss this matter, please contact me on the above telephone number.

All enforcement action is taken in accordance with the enforcement concordat. If you would like a copy of this, please call 01226 332408

Yours faithfully

Paul Stelling
Senior Private Sector Housing Officer



Schedule 5(7) Housing Act 2004 ("the Act")

Notice of Decision to Grant a Licence for a House in Multiple Occupation

1. To: Stuart Davidson

Of: Basement Flat
1 Montgomery Road
Chiswick
London
W4 5LZ

being the person having applied for the licence at the house in multiple occupation known as:

120 Dodworth Road, Barnsley, S70 6HL

2. In accordance with Schedule 5 of the Act, Barnsley Metropolitan Borough Council ("the Council") decided on the 29 August 2018 having received no representations following the "Notice of Proposal to Grant a Licence" Notice served on 5 July 2018, that a licence will be granted under Section 64 of the Act

to: Stuart Davidson
of Basement Flat
1 Montgomery Road
Chiswick
London
W4 5LZ

being the person in control of the house in multiple occupation known as

120 Dodworth Road, Barnsley, S70 6HL

for 6 occupants.

3. The reasons for granting the licence are that the Council is satisfied:

- The proposed licence holder is a "fit and proper" person in accordance with Section 66 of the Act.
- The proposed licence holder is the most appropriate person to hold the licence.
- The property is suitable for occupation by the number of occupants described in paragraph in 2 above.
- Satisfactory management arrangements are in place.

- 4 The licence will be subject to the following conditions;
- a) If gas is supplied to the house, the licence holder is required to produce to the Local Housing Authority annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months.
 - b) The licence holder is required to keep electrical appliances and furniture made available by him in the house in a safe condition and to supply the Local Housing Authority on demand with a declaration by him as to safety of such appliances and furniture.
 - c) The licence holder is required to ensure that smoke alarms are installed in the house and to keep them in proper working order and to supply the Local Housing Authority on demand with a declaration by him as to the condition and positioning of such alarms.
 - d) The licence holder is required to supply to the occupiers of the house a written statement of the terms on which they occupy it.
 - e) The licence holder is required to take reasonable and practicable steps to prevent or reduce anti-social behaviour by persons occupying or visiting the house. See enclosed details **Conditions Relating to Anti-Social Behaviour**.
 - f) The licence holder is required to comply with the Management of Houses in Multiple Occupation (England) Regulations 2006, The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 and section 12 of The Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007- please see details enclosed.

5 An appeal against a decision to grant a licence may be made to a Residential Property Tribunal within the period of 28 days beginning with the date on which the decision was made.

First Tier Tribunal, Property Chamber (Residential Property)
First Floor
5 New York Street
MANCHESTER
M1 4JB

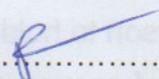
Tel: 0161 237 9491 Fax: 0161 237 3656

Email: : rpnorthern@hmcts.gsi.gov.uk

The appeal will be heard by the Residential Property Tribunal and it may confirm, revoke or vary the decision of the Council.

The appeal will be heard by the Residential Property Tribunal and it may confirm, revoke or vary the decision of the Council.

Signed on behalf of the Council

.....  Date ...29 August 2018.....
Paul Stelling
Senior Private Sector Housing Officer

*Please note that in granting a licence it does not constitute compliance with all Planning and Building Control legislation. A separate application must be made to the relevant Departments to clarify these issues.



**Housing Act 2004
Section 67 and Schedule 4**

Mandatory Licence for House in Multiple Occupation

1. Reference Number ML 390

2. Property Address 120 Dodworth Road
 Barnsley
 S70 6HL

3. Licence Holder Stuart Davidson
 Basement Flat
 1 Montgomery Road
 Chiswick
 London
 W4 5LZ

4. Manager Craig Phillips
 40-42 Sheffield Road
 Barnsley S70 1HP

5. Barnsley Metropolitan Borough Council are satisfied that;
 - a) the above mentioned licence holder is the most appropriate person to hold the licence and is a fit and proper person and
 - b) the above property is suitable for **6** people.
6. The licence is subject to the following conditions
 - a) If gas is supplied to the house, the licence holder is required to produce to the Local Housing Authority annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months.
 - b) The licence holder is required to keep electrical appliances and furniture made available by him in the house in a safe condition and to supply the Local Housing Authority on demand with a declaration by him as to safety of such appliances and furniture.
 - c) The licence holder is required to ensure that smoke alarms are installed in the house and to keep them in proper working order and to supply the Local Housing Authority on demand with a declaration by him as to the condition and positioning of such alarms.



- d) The licence holder is required to supply to the occupiers of the house a written statement of the terms on which they occupy it.
- e) The licence holder is required to take reasonable and practicable steps to prevent or reduce anti-social behaviour by persons occupying or visiting the house, see enclosed details **Conditions Relating to Anti-Social Behaviour**.
- f) The licence holder is required to comply with the Management of Houses in Multiple Occupation (England) Regulations 2006, The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 and section 12 of The Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007.

Date of Licence 29 August 2018

Date of Expiry 29 August 2023

Signed on behalf of the Barnsley Metropolitan Borough Council.

Date: 29 August 2018

.....
Paul Branam
Assistant Director, Community and Enforcement

* Please note: This licence does not constitute compliance with all Planning and Building Control legislation and requirements. A separate application must be made to the relevant Departments to clarify these issues.