

Tel: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

DX: 57406 Littlehampton

**Licence to use a property as a
House in Multiple Occupation**

Number: 8920

Housing Act 2004

The House in multiple occupation situated at:

**16 SELSEY AVENUE
BOGNOR REGIS
PO21 2QZ**

is licensed by Arun District Council in accordance with
the provisions of Part 2 of the Housing Act 2004 from

20 August 2009

until

19 August 2014

Subject to the conditions required by Schedule 4 of the Act and any additional
conditions imposed by virtue of Section 67 of the Act which form part of this licence

The Licence is issued to: **INTERLET (SUSSEX) LTD (The Licence Holder)**

The maximum number of households is: **6**

The maximum number of occupants is: **6**

Licence

Signature

Head of Environmental Health

Date:

21.7.09



CUSTOMER SERVICE EXCELLENCE

Conditions of Licence

Address of Licensed Property: **16 SELSEY AVENUE, BOGNOR REGIS PO21 2QZ**
Licence Number: **8920**
Name of Licence Holder: **INTERLET (SUSSEX) LTD**
Address of Licence Holder: **82 LONDON ROAD BOGNOR REGIS WEST SUSSEX PO21
1DD**

Section 1

Conditions required by virtue of Schedule 4 of The Housing Act 2004

(Mandatory Conditions)

1.	This condition only applies where gas is supplied to the house. The licence holder must send the current gas safety certificate to the Local Authority every year on the anniversary of the issue of the licence.
2.	The licence holder must keep electrical appliances supplied by him in a safe condition. A declaration as to the safe condition of the appliances must be supplied to the Local Authority on demand.
3.	The licence holder must keep furniture supplied by him in a safe condition. A declaration as to the safe condition of the furniture must be supplied to the Local Authority on demand.
4.	The licence holder must ensure that the smoke alarms are installed in the house. A declaration as to the positioning of such alarms must be supplied to the Local Authority on demand.
5.	The licence holder must ensure that the smoke alarms are kept in proper working order. A declaration as to the proper working order of such alarms must be supplied to the Local Authority on demand.
6.	The licence holder must supply to the occupants of the house a written statement of the terms on which they occupy it.

Section 2
Conditions imposed by virtue of Section 67 of The Housing Act 2004
(Imposed Conditions)

Section 67 allows the local authority to include conditions it considers appropriate to regulate the management, use, occupation, condition and contents of the house

In relation to this licence, the following additional conditions apply to ensure the property complies with the Management of Houses in Multiple Occupation (England) regulations 2006:

	Condition
7.	The license holder shall ensure that the alarm system is maintained and tested in line with the provisions of BS 5839 and shall, upon demand from the Local Authority, provide evidence of the aforementioned testing and maintenance. In any event, the license holder shall annually produce evidence of servicing and testing for the inspection of the Local Authority.
8.	The license holder shall employ the services of a competent person to annually check and test the fire extinguishers and fire blankets contained within the property and shall, upon demand from the Local Authority, provide evidence of the aforementioned testing and maintenance. In any event, the license holder shall annually produce evidence of servicing and testing for the inspection of the Local Authority.
9.	The license holder shall ensure that the emergency lighting installed within the property is maintained and tested and shall employ a competent person to do so, and shall, upon demand from the Local Authority, provide evidence of the aforementioned testing and maintenance. In any event, the license holder shall annually produce evidence of servicing and testing for the inspection of the Local Authority.
10.	The license holder shall ensure that any faults identified affecting the fire precautions and equipment contained within the property are remedied within a reasonable time period by, if necessary, the appropriately competent person and shall keep a log of all faults, indicating date of when the fault was found and the date the fault was remedied and shall, upon demand from the Local Authority, provide a copy of the log.
11.	The license holder shall provide and maintain the provision of suitable refuse and litter bins or other suitable receptacles on a scale adequate to the requirements of residents, except insofar as such provision is made by the Local Authority and make such supplementary arrangements for the disposal of refuse and litter from the house as may be necessary, having regard to any service provided by the Local Authority.
12.	The license holder shall ensure that all parts of the house in common use are in and are maintained in repair (including, where appropriate decorative repair), a clean condition and good order.

13.	The license holder shall ensure that all installations within the house in common use are in and are maintained in repair (including, where appropriate, decorative repair), a clean condition and good order. This includes kitchen, bathroom and laundry facilities.
14.	The license holder shall ensure that any living accommodation is in a clean condition at the beginning of a resident's occupation of it.
15.	The license holder shall ensure that such parts of the house in common use as comprise staircases, passageways, corridors, halls, lobbies, balconies and entrances (including entrance doors, porches and steps) are kept free from obstruction.
16.	The license holder shall not unreasonably cause a supply of gas or electricity to any resident in the house to be interrupted.
17.	The license holder shall ensure the installations in the accommodation for the supply of water, gas and electricity, for space heating and heating water and for sanitation are in and are maintained in repair and proper working order.
18.	The license holder shall not unreasonably cause a supply of water to any resident in the house to be interrupted.
19.	The license holder shall ensure that installations for lighting serving any part of the house in common use are readily available for use by residents to such extent and at such times as they may reasonably require.
20.	The license holder shall ensure that boundary walls, fences and railings (including basement area railings), insofar as they belong to the house, are kept and maintained in repair so as not to constitute a danger to residents.
21.	The license holder shall ensure that all means of water supply and drainage in the house are in and are maintained in repair, a clean condition and good order (including, where appropriate, proper working order).
22.	The license holder shall ensure that every outbuilding, yard, area and forecourt which belongs to the house and is in common use, is in and is maintained in repair, clean condition and good order, and that any garden in common use belonging to the house is kept in a reasonable condition.