

Department of Community Services

House in Multiple Occupation (HMO) Licence Conditions

Property (HMO):

Schedule 1 - Mandatory conditions

1. If gas is supplied to the house, you must produce to the Harrogate Borough Council annually, a gas safety certificate, obtained within the previous 12 months. (A satisfactory certificate for each landlord owned appliance would also be required).
2. A declaration is to be provided on demand that all landlord provided appliances and furniture are in a safe condition.
- 3a Smoke alarms must be installed within the property in accordance with the schedule of work.

OR

- 3b A declaration is to be provided on demand that smoke alarms are in proper working order. (A satisfactory certificate of inspection and testing of an LD2 BS 5839-6: 2004 or 1995 system will be required).
4. The licence holder must supply to the occupiers of the house, a written statement of the terms on which they occupy it.

Schedule 2 – Further conditions

5. Within 3 months of the date of licensing, you must provide a Periodic Inspection Report (or equivalent) on the electrical installation, indicating it is free from recommendation codes 1 & 2 (defects requiring urgent attention or requiring improvement). The report should be less than 5 years old at the date of submission.

At the expiry of the current Periodic Inspection Report on the electrical installation, provide a new report indicating no defects under category 1 or 2.

6. Within 3 months of the date of licensing, you must provide a satisfactory certificate of inspection and testing of an LD2 BS 5839-6: 2004 or 1995 fire alarm system.
7. A declaration is to be provided on demand, that the emergency lighting system is in proper working order.
8. Provide details of fire exit routes to tenants and, in respect of the fire alarm

system, ensure that all tenants are aware of fire and fault indications, are adequately familiar with controls (e.g. resetting where appropriate) and aware of measures to avoid false alarms. Tenants should be aware of what to do in the case of a fire.

9. There is to be no obligate sharing of bedrooms.
10. Tenants are to have 24hr direct access to all toilet, personal washing and cooking facilities and equipment.
11. The HMO licensing prescribed standards are to be complied with.

The following facilities and / or equipment detailed in the attached schedule of works, must be provided by the following dates:

space heating	(date)	} if provision unknown notify after inspection
toilet facilities	(date)	
washing facilities	(date)	
kitchen facilities	(date)	
fire precautionary facilities and equipment	(allow 6 months)	

12. The maximum number of persons that can occupy the property is:
(individuals)

(If the present occupation of the property is in excess of this permitted number, the occupation must be reduced by (date))