

MANDATORY CONDITIONS – HMO

These conditions are specified in Schedule 4 of the Housing Act 2004 and apply to licences under Parts 2 and 3 of the Act.

The conditions can be expressed as follows:

- 1) If gas is supplied to the house, the licence-holder shall 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.
- 2) The licence-holder shall keep electrical appliances and furniture made available by him in the house in a safe condition.
- 3) The licence-holder shall supply the authority, on demand, with a declaration by him as to the safety of the appliances and furniture referred to in (2).
- 4) The licence-holder shall ensure that smoke alarms are installed in the house and that they are kept in proper working order.
- 5) The licence-holder shall supply the authority, on demand, with a declaration by him as to the condition and positioning of the smoke alarms.
- 6) The licence-holder shall supply to the occupiers of the house a written statement of the terms on which they occupy it.
- 7) The licence-holder shall comply with the Management Regulations and Codes of Practice as detailed in Appendix B of the Statement of Licensing Policy included in the licence application pack.
- 8) A copy of the licence and relevant contact details as required in Appendix B of the Statement of Licensing Policy shall be displayed at all times in a communal area.