

Kirklees Council
Housing Solutions
PO Box 1720
Huddersfield
HD1 9EL

If calling, please ask for: Mohammed Tariq/Diana Favours

T: 01484 221350
E: housing.solutions@kirklees.gov.uk
Our Ref: WK/202339439
Date: 16th April 2024

The Company Secretary
49 Lions Way
Cleckheaton
BD19 5BE

Dear Company Secretary

Notice to Grant a Licence for a House in Multiple Occupation (HMO)

32 Wilson Wood Street Batley WF17 7LE

Please find enclosed a notice under the Housing Act 2004 of the Council's consent to grant a licence for a House in Multiple Occupation for the above property.

The licence and schedule of conditions are enclosed.

Yours sincerely

Diana Favours
Housing Access Officer
Housing Solutions Service

Notice to Grant a Licence for a
House in Multiple Occupation (HMO)
Schedule 5 para 7 of the Housing Act 2004

Name: Mr The Company Secretary

Address: 49 Lions Way Cleckheaton BD19 5BE

Being the **Owner / Manager** of the house in multiple occupation known as:

Address: 32 Wilson Wood Street Batley WF17 7LE

1. Kirklees Council, under Schedule 5 (7) Part 1 of the Housing Act 2004, give notice that they have received an application for a licence and hereby grant such a licence under Section 64 of the Housing Act 2004, and a copy of said licence is attached to this notice.
2. The decision to grant the licence was made on **16th April 2024** and the reason for granting the licence are as follows:
 - You have passed the fit and proper person test
 - Satisfactory management practices are in place
 - It is anticipated that the property will meet the currently prescribed standards. (see HMO license condition 16).
 - The Licence is granted subject to the attached conditions
3. You have the right to appeal, under Part 3 Schedule 5 Housing Act 2004, against the Council's decision to grant a licence
4. Furthermore, any such appeal must be made to the residential property tribunal within a period of 28 days from the date the decision was made by the Council to grant a licence.

Signed: _____

Name: **Jeremy Maguire**

Designation: **Team Manager**

Dated: 16/04/2024

This matter is being dealt with by: Diana Favours

Designation: Housing Access Officer

Contact address: Kirklees Council, Housing Solutions, PO Box 1720, Huddersfield, HD1 9EL Tel: 01484 221350 Email: housing.solutions@kirklees.gov.uk



House in Multiple Occupation (HMO) Licence

Housing Act 2004, Part 2

LICENCE NUMBER: LN/202300134

The Premises:

32 Wilson Wood Street Batley WF17 7LE

The Licence Holder:

Mr Sebastian Pawel Sprawka - Eagleberg Properties Limited

Licence Duration:

The licence is valid until and including: **19/11/2028**

Maximum Permitted Occupancy:

The licence is granted for **occupancy** of the premises by 2 or more households totalling **no more than 8 (EIGHT) persons**.

The Manager:

Mr Luke Franka - Franka and Partners Properties Limited

The licence is granted subject to the conditions specified within the attached Schedule of Conditions.

Signed:

Name: Jeremy Maguire

Designation: Team Manager

Dated: 16/04/2024

A copy of this licence is to be displayed in a prominent position at the property at all times

Schedule of Conditions
32 Wilson Wood Street Batley WF17 7LE

LICENCES UNDER PARTS 2 OF THE HOUSING ACT 2004

1. Property Maintenance

Housing Health and Safety Rating System (part 1 Housing Act 2006):

Property to be maintained in such a condition that no category 1 hazards, are present and steps are taken to address any category 2 hazards.

2. Gas installation and Appliances

Annually submit to the Council safety certificate of gas appliances and installation by a Gas Safe Registered operator.

3. Electrical Installation and Appliances

Maintain all electrical circuits and appliances in safe and working condition. Any maintenance or renewal/ upgrading work to be undertaken by a competent electrical engineer (registered with NIC or ECA, etc.). All work to comply with Building Regulations.

All appliances provided must be safe and in working order. To supply the Authority, on demand, with a declaration as to the safety of such appliances.

Tenant(s) to be provided with instructions for operating the appliances provided.

4. Fire Precautions

To comply with local fire safety standards and ensure at all times that fire escape route and other means of escape are kept free from obstruction and in working order. Fire safety installations and equipment must be maintained and serviced by suitably qualified person. Record of such maintenance to be kept and produced to the Council on demand.

To supply the Authority, on demand, with a declaration as to the condition and positioning of fire/ smoke alarms.

Where work is required to bring fire safety standards to the required standard or where such requirements are not met the authority will agree timescale to bring property to the required standards.

The fire alarm must be tested and recorded weekly in a log book by a competent person and by the landlord every 3 months.

The fire alarm and the emergency lighting shall be tested and inspected by a competent electrician every 12 months and certificate supplied to the Council

5. Furniture and Furnishings

All Furniture and Furnishings supplied to occupiers must comply with the current fire/ safety regulations. Licence holder to supply the Authority, on demand, with a declaration as to the safety of any furniture/ furnishings provided.

6. Statement of Terms

All occupiers to be supplied with a written statement of terms/ tenancy agreement.

7. Management Regulations

The licensed premises will comply with all statutory and local requirements including current and future Management Regulations.

8. Licence Holder/ Manager Details

Name and telephone number of the Licensee and Manager and contact for reporting emergencies/ repairs, written in clear legible lettering, must be displayed in the property at a prominent visible location suitable for all occupiers.

9. Information For Tenants/ Prospective Tenants

The Landlord will provide any tenant/ prospective tenant with all relevant details about the tenancy and property including the following:

- Rent payable and frequency of payments;
- Details of any deposit required, what is covered by the deposit paid and arrangements for return;
- Advise tenants about Tenancy Deposit Protection Scheme;
- Details of any utilities or other charges included in the rent;
- Responsibility for payment of Council Tax;
- Responsibility for payment of utilities;

- Provide keys to any window locks;
- User instructions for any appliances/ equipment supplied.

10.Repairs

The licence holder will provide all new tenants with details of reporting repairs and make clear both parties repairing responsibilities.

11. Change of Circumstances

The Licence Holder/ Manager must inform the Council of any changes in their circumstances including:

Any new convictions/ cautions which may be deemed relevant to the fit and proper person test;

Change of ownership of the licensed property;

Change in Manager/ Managing Agent;

Any substantial works to the property.

12. Preventing and Reducing Anti-Social Behaviour

The Licence Holder must include a clause concerning antisocial behaviour. Such clause must be explained to the tenants about their responsibility for their, their family's, visitors and guests actions concerning the property and in the neighbourhood.

Licence Holder will ensure that tenants are aware of the services available to them and how they can report nuisance and anti-social behaviour.

13. Access for Inspection(s)

As part of granting this licence the property will be inspected. Access for inspections will need to be provided on request.

14. Waste Conditions

- Plan and ensure efficient waste storage at the HMO.
- Make arrangements for the proper storage of bins and recycling within the HMO.
- Ensure bins and recycling boxes are stored in a neat and tidy manner.
- Provide tenants with waste collection information.

15. Occupancy Condition(s):

- **Subject to Programmed Inspection risk assessment, Each ensuite bedroom and 2NO. studio flats within the 3-storey (+ cellar) “Bedsit-Type” (non-cohesive group) HMO accommodation is to be occupied as specified below:**

Cellar Floor:

Cellar rooms to be used for storage of non-combustible materials only.

Ground Floor:

Front LHS shared kitchen/utility room – Zero person(s).

Front RHS ensuite bedroom NO.1 - one person maximum.

Rear RHS **studio flat NO.2** - one person maximum.

Rear LHS ensuite bedroom NO.3 - one person maximum.

First Floor:

Front RHS ensuite bedroom NO.4 - one person maximum.

Rear RHS ensuite bedroom NO.5 - one person maximum.

Rear LHS ensuite bedroom NO.6 - one person maximum.

Front LHS ensuite bedroom NO.7 - one person maximum.

Second (attic) Floor:

Studio flat NO.8 – one person maximum.

NOTES:

- **Regardless of age, a child or an adult will count as a single person.**
- **Occupancy of each room and studio flats must be as stated above and NOT to exceed the maximum total limit of 8 households / 8 persons at any time.**