South Tyneside Council

Licence No: STHMO 066

HOUSE IN MULTIPLE OCCUPATION (HMO) LICENCE

South Tyneside Council hereby certifies that **214 Dean Road, South Shields, NE33 5PZ,** is licenced to operate as a House in Multiple Occupation (HMO) under Part 2 of the Housing Act 2004

Licence Holder: JT Development Enterprises Ltd
Licence Holder Address: 1 Beadnell Close, Ingleby Barwick, TS17 0UA

JT Development Enterprises Ltd is subject to the attached schedules of conditions for a period of five years from the date below.

Signed: [redacted] **Service Lead - Environmental Health**

Date of Issue: 25 July 2025 **Expiry Date: 24 July 2030**

The level of occupation will not exceed a maximum of **6** persons and a maximum of **6** households may reside at the premises and this includes a maximum of **0** persons aged under 10 years.

Room Description	Location	Maximum Permitted Occupancy
Bedroom 1 and ensuite	**Ground Floor**	**1 person per room**
Bedroom 2 and ensuite	**Ground Floor**	**1 person per room**
Kitchen - Dining Room	**Ground Floor**	**----------**
Bedroom 3 and ensuite	**First Floor**	**1 person per room**
Bedroom 4 and ensuite	**First Floor**	**1 person per room**
Bedroom 5 and ensuite	**First Floor**	**1 person per room**
Bedroom 6 and ensuite	**First Floor**	**1 person per room**

Schedule of Conditions

NOTES

1. "Authority" refers to the local housing authority, namely South Tyneside Council.

2. All records referred to in the conditions must be provided within 28 days to the Authority on demand, unless otherwise specified.

3. The licence is not proof that the property is safe and free from hazards and defects or implies compliance with the requirements of the Housing Act 2004.

4. The licence does not prevent criminal or civil legal action being taken against the licence holder including actions to deal with Category 1 and 2 hazards as may be identified under the Housing Health and Safety Rating System.

Conditions relating to the Licence and Relevant People

1. This licence is NOT transferable.

2. The Licence Holder and Manager must remain 'fit and proper' and the Licence Holder must notify the Authority within a period of 7 days if they no longer meet the 'fit and proper person' criteria.

3. The Licence Fee is payable in two payments. The second payment is due immediately after the Licence has been granted. The Licence Holder must make this payment to the Council within 28 days of the date of the invoice setting out that this payment is due.

Conditions relating to the Occupation of the Premises

4. Each individual room shall be prescribed a maximum occupancy based upon the floor area of the room and on the age of the possible occupant. This occupancy must not be exceeded.

5. The Licence Holder must ensure that rooms used as sleeping accommodation meet the minimum room size requirements:

   (a) any room used as sleeping accommodation by a single person over the age of 10 years has a minimum floor area of 6.51m^2.

   (b) any room used as sleeping accommodation by two people over the age of 10 years has a minimum floor area of 10.22m^2;

   (c) any room used as sleeping accommodation by a single person under the age of 10 years has a minimum floor area of 4.64m^2

   (d) any room with a floor area of less than 4.64m^2 must not be used as sleeping accommodation.

6. For the purpose of conditions 5 (a), (b), (c) and (d), a floor area that has a ceiling height less than 1.5m is <u>not</u> to be taken into account in determining the floor area of that room.

Conditions relating to the Safety of Residents (Gas and Electrical Safety)

7. The Licence Holder must provide a valid landlord's gas safety certificate (if gas is supplied to the premises), on an annual basis. A copy must be submitted to the Council on request and to the occupier within 14 days of issue.

8. The Licence Holder must provide a satisfactory Electrical Installation Condition Report (EICR) on the electrical installation at the premises for the duration of the licence period. This must have been carried out by a 'competent person' who is a member of one of the governments approved schemes i.e. NICEIC, NAPIT, ELECSA, BRE or registered to undertake electrical works in accordance with Part P of the Building Regulations. This report must be no more than 5 years old (unless a new installation certificate) and deem the electrical installation to be in at least a satisfactory condition. A copy must be submitted to the Council on request and to the occupier within 14 days of issue.

9. The Licence Holder must ensure that every electrical installation in the house is in proper working order and safe for continued use. The Licence Holder must supply the Council, on demand, with a declaration by the Licence Holder as to the safety of such installations and for the purpose of this condition, "electrical installation" has the meaning given in Regulation 2(1) of the Building Regulations 2010.

10. The Licence Holder must ensure that all portable electrical appliances supplied (as part of the tenancy) are in a safe condition, and in good working order. Any portable appliances provided must be tested on an annual basis and a (PAT) certificate must be submitted if requested by the Council.

11. The Licence Holder must ensure that a carbon monoxide alarm is installed in any room in the Premises which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance, and to keep any such alarm in proper working order and to supply to the Council, on demand, with a declaration by him as to the condition and positioning of any such alarm.

Conditions relating to Fire Safety

12. The property's automatic fire detection system must be agreed with the Council.

13. The Licence Holder must ensure that hard wired smoke alarms are installed on each storey of the house on which there is a room used wholly or partly as living accommodation (including a bathroom, lavatory, hall or landing).

14. Smoke alarms must be kept in proper working order and tested on the day a tenancy commences with further testing on a regular basis.

15. The property's fire alarm system must be designed and installed in accordance with the recommendations of the current British Standard 5839: Part 6. The system must be designed and fitted by a competent person and a copy of the commissioning certificate must be forwarded to the Council where appropriate.

16. The Licence Holder must ensure that the fire detection system is tested annually by a competent engineer in accordance with the current British Standard 5839 and maintained in good working order. A certificate must be submitted annually to the Council and upon request.

17. The Licence Holder must notify the Council of any changes to the property's automatic fire detection system immediately.

18. Ensure that the means of escape in case of fire and other fire precautions detailed in the current licence application are maintained and kept in proper working order at all times, including identifying faults on the property's fire alarm panel (where fitted). Any servicing or maintenance must be carried out by a suitably qualified person.

19. Appropriate records of such maintenance, e.g certificates, are to be retained for inspection by the Council and fire authority. The Licence Holder must provide to the Council on demand, evidence of such maintenance.

20. All fire doors must be at least FD30S Fire Doors, hung on 1½ pairs (3 no) of 100mm steel butt hinges. Doors to be fitted with both intumescent fire and flexible edge cold smoke seals along both vertical and top edges of the door. The doors must be self-closing.

21. Where an Emergency Lighting System has been fitted, the system must comply with the current British Standard 5266. The system must be installed and tested by a qualified electrical contractor. A full system test must be undertaken at least annually, and the Licence Holder must provide a copy of the relevant test certificate to the Council every year and on demand.

22. All escape routes not covered by emergency lighting must be fitted with conventional lighting that is well maintained to provide adequate lighting to escape route(s).

23. The Licence Holder must ensure that all furniture supplied by the landlord complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended), and that there are arrangements for the inspection of all items provided by the landlord to ensure they are maintained in a safe condition and to supply to the Council, on demand, with a Declaration by him as to the safety of the furniture.

Conditions relating to the Management of Anti-Social Behaviour and Safeguarding / Support

24. The Licence Holder must ensure occupants of the house are aware of how they can report nuisance and Anti-Social Behaviour to the Council.

25. The Licence Holder must take reasonable and practicable steps following advice or recommendations from the Council following receipt of a complaint to prevent or reduce anti-social behaviour by persons occupying or visiting the Premises. Evidence of such must be available to the Council upon request.

26. Take all reasonable and practicable steps for preventing and dealing effectively with anti-social behaviour, including ensuring that any future written statement of the terms and conditions on which the house is occupied contains a clause holding the occupants responsible for any anti-social behaviour by themselves and/or their visitors. The Licence Holder must ensure that all occupants are aware of the existence of this clause.

27. If the Licence Holder or agent has reason to believe that the ASB involves criminal behaviour, they shall ensure that the appropriate authorities are informed.

28. The Licence Holder must take reasonable and practical steps to stop the use of the premises for illegal or immoral purposes. Evidence of such must be available to the Council upon request.

29. Where the Licence Holder is specifically invited, they shall attend any case conferences or multi agency meetings arranged by the Council or the police to reduce or prevent ASB in relation to their occupier or Premises.

30. Where it appears to the Licence Holder that an occupier is or may be vulnerable and may require safeguarding, then they shall contact the Council at the earliest opportunity to refer that person into the authority for appropriate support and assistance where available.

31. Support agencies recommended by South Tyneside Council must be allowed to engage with the occupiers to support them into education, training & employment, and sustainable single tenancies.

Conditions relating to Management of the Premises

32. The Licence Holder must reside in the UK.

33. At the beginning of a new tenancy the Licence Holder must provide occupiers with information that explains how they can make a complaint about the Premises and the arrangements in place to deal with emergency and other repairs.

34. The Licence Holder shall indicate to the occupiers how they intend to respond to any complaint including timescales for the steps they intend to take. Complaints must be responded to within a reasonable timescale.

35. The Licence Holder must supply to the occupiers of the Premises a written, signed statement of the terms in which they occupy it, (e.g. a tenancy agreement). Information provided to the occupier must include the following:
    a. The name and address of Licence Holder or managing agent
    b. A contact address and daytime telephone number
    c. An emergency telephone number
    d. A copy of the landlord licence including the conditions

36. The Licence Holder must ensure the premises is adequately managed and as such have satisfactory maintenance arrangements in place, including any periods of time when the Licence Holder may be out of the UK. During this time the Licence Holder must ensure that they have put in place adequate management arrangements to cover their absence.

37. Regular pre-arranged visits (at least every 6 months) by the Licence Holder to the premises must be undertaken to determine effective tenancy and premises management by the occupier. As a minimum the record must contain a log of who carried out the inspection, the date, the time, any issues found, and action undertaken. Evidence of these visits/checks must be made available to the Council upon request

38. All repairs to the premises or any installations, facilities, or equipment within it are to be carried out by competent and reputable persons, and that they are completed to a reasonable standard.

39. The Licence Holder must ensure that the Premises is kept in a good state of repair and free of category 1 hazards that could affect the health and safety of occupiers, and visitors to the Premises as prescribed under Part 1 of the Housing Act 2004. Also ensure arrangements are made for compliance with any standards or Approved Codes of Practice which the licensing authority or central government may from time to time require.

40. The Licence Holder and/or Manager will be required to attend approved training courses identified as mandatory by South Tyneside Council.

Conditions relating to the Management of Refuse and Waste

41. The Licence Holder must ensure that suitable refuse storage facilities are provided at the start of any new tenancy and there is a suitable number of black domestic waste bins and blue recycling bins provided at the premises in relation to the number of occupiers. All bins must be clearly marked with the number/street of the Premises.

42. The Licence Holder must provide to occupiers in writing, their responsibilities regarding storage and disposal of waste prior to the start of a new tenancy. Specific information should include details such as the day/week on which recycling/general waste and household waste is to be collected and how an occupier should dispose of bulky items such as furniture.

43. Licence holders must respond reasonably and effectively if there are complaints concerning accumulations of waste and refuse at the Premises. Any waste removal by the Licence Holder must be removed lawfully by using a registered waste carrier with the appropriate permit.

Conditions relating to Changes in Circumstances

44. The Licence Holder must inform the Council within 5 working days if there is a change in the managing agent, to allow the Council adequate time to carry out fit and proper person checks and to vary the licence accordingly. A signed copy of the management agent contract must be submitted within 14 days of the appointment of a new managing agent.

45. The Licence Holder must inform the Council of any change in circumstances which may affect his/her suitability to remain as Licence Holder, including any change to the fit and proper person criteria or change in Premises ownership. This must be done within 5 working days of the changes taking place.

46. The Licence Holder must inform the Council of any change in circumstances which may result in variation of the licence being required including change of address, surname or contact details. This must be done within 5 working days of the changes taking place.

47. The Licence Holder must ensure that within 28 working days of the Premises becoming vacant the Council's Environmental Health Officer is notified. The Licence Holder must ensure that all reasonable measures are taken to ensure that the premises and curtilage are kept secure from unauthorised entry during periods when the Premises is unoccupied.