

Record of officer decision

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| Decision title: | Granting of a House in Multiple Occupation (HMO) Licence for: 8 Victoria Street, Hereford, Herefordshire, HR4 0AA |
| Date of decision: | 31 st May 2018 |
| Decision maker: | EHTS Service Manager |
| Authority for delegated decision: | Authority for the specified officer to take this decision is contained in the Economy, Communities and Corporate (ECC) Directorate scheme of delegation for Environmental Health and Trading Standards (EHTS) officers. |
| Ward: | Greyfriars |
| Consultation: | None. |
| Decision made: | HMO Licence to be granted M/103230. With conditions: <ol style="list-style-type: none"> 1. Send in Fire and Emergency Lighting Certificates within 3 months. 2. If not already in place, provide an escape window in the ground floor, rear bedroom within 3 months. |
| Reasons for decision: | Property is a licensable HMO due to number of storeys and occupants. The authority are satisfied that: <ul style="list-style-type: none"> • the house licensed is reasonably suitable for occupation by not more than the maximum number of households or persons mentioned in the licence or can be made suitable • the licence holder is a fit and proper person and is the most appropriate person to be the licence holder • that the proposed manager of the house is a fit and proper person and is either the person having control of the house or a person who is an agent or employee of that person • the proposed management arrangements for the house are otherwise satisfactory. <p>In making the decision, the authority has referred to the Housing Act 2004, associated regulations and Herefordshire Council's published HMO amenity guide and enforcement policy.</p> |
| Highlight any associated risks/finance/legal/equality considerations: | None. |
| Details of any alternative options considered and rejected: | Refusal to licence a relevant HMO is not appropriate as the licence holder and / or manager meet the statutory criteria. |
| Details of any declarations of interest made: | None. |

Signed ..

Date: 31st May 2018