

## Record of officer decision

<b>Decision title:</b>	Granting of a House in Multiple Occupation (HMO) Licence for: Vistula, Ross Road, Ledbury, Herefordshire, HR8 2HS
<b>Date of decision:</b>	13 <sup>th</sup> December 2018
<b>Decision maker:</b>	Trading Standards Service Manager
<b>Authority for delegated decision:</b>	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.
<b>Ward:</b>	Ledbury South
<b>Consultation:</b>	None.
<b>Decision made:</b>	HMO Licence granted M/106110.
<b>Reasons for decision:</b>	<p>Property is a licensable HMO due to number of storeys and occupants. The authority are satisfied that:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• the licence holder is a fit and proper person and is the most appropriate person to be the licence holder</li> <li>• 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</li> <li>• the proposed management arrangements for the house are otherwise satisfactory.</li> </ul> <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>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	None.
<b>Details of any alternative options considered and rejected:</b>	Refusal to licence a relevant HMO is not appropriate as the licence holder and / or manager meet the statutory criteria.
<b>Details of any declarations of interest made:</b>	None.

Signed



..... Date: 13<sup>th</sup> December 2018