

Record of officer decision

Decision title:	Granting of a House in Multiple Occupation (HMO) Licence for: 31 Ferndale Road, Hereford, Herefordshire, HR4 0RW
Date of decision:	15 February 2019
Decision maker:	EH 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:	Kings Acre
Consultation:	Landlord and persons with an interest in the property.
Decision made:	HMO Licence granted M/106317.
Reasons for decision:	<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"> • 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: 15th February 2019**