

## Record of officer decision

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| <b>Decision title:</b>   | Granting of a House in Multiple Occupation (HMO) Licence for:<br>52 Venns Lane, Hereford, Herefordshire, HR1 1DT   |
| <b>Date of decision:</b>   | 17 <sup>th</sup> April 2019  |
| <b>Decision maker:</b>   | Environmental Health 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>   | Holmer   |
| <b>Consultation:</b>   | Freeholder, manager and licence holder.  |
| <b>Decision made:</b>  | HMO Licence granted M/107428.  |
| <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: 17<sup>th</sup> April 2019**