

Record of officer decision

Decision title:	Granting of a House in Multiple Occupation (HMO) Licence for: 32 Breinton Road, Hereford, Herefordshire, HR4 0JX
Date of decision:	21 st October 2019
Decision maker:	Environmental Health Service Manager
Authority for delegated decision:	Economy and Place Scheme of Delegation – Item 64
Ward:	Greyfriars
Consultation:	HMO Applicant, Freeholder and Mortgage Provider
Decision made:	HMO Licence granted M/109051
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: 21st October 2019**