

**NORTH LANARKSHIRE COUNCIL
REPORT**

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| To: ENVIRONMENTAL SERVICES COMMITTEE | | Subject: AMENDMENT TO STANDARD CONDITIONS OF LICENCE FOR HOUSES IN MULTIPLE OCCUPATION |
| From: HEAD OF PROTECTIVE SERVICES | | |
| Date: 19 AUGUST 2009 | Ref: CM/IM/ 58/ 602/EC | |

1. PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval for the amendment to the Council's Standard Conditions of Licence for Houses in Multiple Occupation in line with recent changes in legislation relating to gas safety and to take account of the council's refuse collection service for recyclable waste.

2. CONSIDERATIONS

- 2.1 On 1 April 2009 the Gas Safe Register took over the statutory gas engineer registration scheme which was previously operated by CORGI. Reference to CORGI within paragraph 17 of the Standard Conditions of Licence therefore requires to be replaced with reference to the Gas Safe Register.
- 2.2 The Standard conditions of Licence should also take account of the council's provision of a Refuse collection service for recyclable waste. Paragraph 23 of the Standard Conditions of Licence should therefore be amended to include reference to this waste collection service, where provided.
- 2.3 A copy of the proposed changes to paragraphs 17 and 23 of the Council's Standard Conditions of Licence for Houses in Multiple Occupation is attached as Appendix 1 to this report.

3. SUSTAINABILITY IMPLICATIONS

3.1 The recommendations to Committee are consistent with policy and there are no sustainability implications in the report.

4. FINANCIAL IMPLICATIONS

4.1 The recommendations to Committee are consistent with policy and there are no financial implications in this report.

5. CORPORATE CONSIDERATIONS

5.1 The recommendations to Committee are consistent with policy and there are no corporate considerations in the report.

6. RECOMMENDATIONS

6.1 The Committee is asked to note the contents of the report and to approve the proposed changes to the North Lanarkshire Council Standard Conditions of Licence for Houses in Multiple Occupation.



**Crawford Morgan
HEAD OF PROTECTIVE SERVICES**

Local Government Access to Information Act: For further information please contact Andrew McPherson, Environmental Health Manager on 01236 616534.

Appendix 1

North Lanarkshire Council

Environmental Services

STANDARD CONDITIONS OF LICENCE FOR HOUSES IN MULTIPLE OCCUPATION

SCHEDULE 1 – STANDARD CONDITIONS OF LICENCE APPLYING TO ALL HMOs

Inspection and Certification of Certain Installations

Gas

17. The licence holder shall ensure that an annual inspection of all gas-fired appliances or installations within the HMO is carried out by a qualified person (that is a person registered with the Gas Safe Register for inspection of installations, appliances or premises of that nature) and, following the execution of any necessary repairs or works identified by that person, the licence holder shall obtain from such person or other similarly qualified person a certificate signed and dated by him/her stating that the installations and appliances are functioning properly and safely. Such inspection shall include the provisions of any inspection required by any statutory requirement in particular The Gas Safety (Installation and Use) Regulations 1998 and amendments thereto. The said certificate shall be retained by the licence holder and made available to an authorised officer of the Council on demand.

Maintenance of Common Areas and Refuse Collection and Disposal

23. The licence holder shall ensure that adequate facilities are provided for the storage, collection and disposal of all refuse. The licence holder shall be responsible for advising residents of the refuse collection day for refuse and for making arrangements for the presentation of wheeled bins or refuse sacks for collection at the appropriate time and day. Where a refuse collection service is provided for recyclable waste, the licence holder shall be responsible for advising residents of the refuse collection day for such waste and for making arrangements for the presentation of relevant wheeled bins for collection at the appropriate time and day. Where wheeled bins are used, they must be clearly numbered.