



Exeter
City Council

Private Sector Housing
Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1RQ
Tel: 01392 265147
Email: environmental.health@exeter.gov.uk

Housing Act 2004

Premises Licence

22/01173/HMOLIC

Address of premises to which this licence applies:

31 Danes Road
Exeter
Devon
EX4 4LS

Licence Holder's Name and Address:

Mr Jeremy Startup
Graduation Properties Limited
2 Barnfield Crescent
Exeter
EX1 1QT

Manager's Name and Address:

Number of occupants:

The above property is licenced for 5 individuals for a period of five years.

Licence period:

Licence commencement date:	26 September 2022
Licence expiry date:	26 September 2027

Signed on behalf of Exeter City Council:

Service Lead Environmental Health and Community Safety

LICENCE CONDITIONS

The licence holder is required to:

- Produce annually to the City Council the gas safety certificate obtained in respect of the property.
- Keep electrical appliances and furniture which he or she provides in a safe condition.
- Supply to the City Council on demand a declaration as to the safety of electrical appliances and furniture.
- Ensure that smoke alarms are installed in the house and keep them in proper working order.
- Supply to the City Council on demand certificates from a competent person showing that the HMO's fire warning system has been installed and/or maintained and /or tested by him and that it is in proper working order.
- Supply to the City Council on demand a declaration as to the condition and positioning of such smoke alarms.
- Supply every occupier of the HMO with a written statement of the terms on which they occupy it (a standard Tenancy Agreement containing clauses which amongst other things impose reasonable duties and responsibilities on occupiers will satisfy this requirement). Include within the statement a requirement that the occupier:
 1. comply with the Manager's reasonable written instructions for the storage within the property of refuse and household waste; and
 2. Presents the refuse containers for the property on refuse collection days at the specified location on its boundary for emptying by Council staff.
- Ensure that room sizes are adequate for the number of persons sleeping in them. The minimum sleeping room floor sizes shall be:
 1. 6.51m² for one person over 10 years of age;
 2. 10.22m² for two persons over 10 years of age;
 3. 4.64m² for one child under the age of 10 years;
 4. No room under 4.64m² may be used as sleeping accommodation; and
 5. The measurement is one of wall to wall floor area where the ceiling is greater than 1.5m No part of a room should be included in the measurement where the ceiling height is less than 1.5m.
- Display the following in a prominent location within the HMO:
 1. the HMO licence;
 2. the current gas safety certificate;
 3. the manager's name, address and contact telephone number; and
 4. the refuse and recycling instructions.