

## **SCHEDULE 2 CONDITIONS**

In deciding that the house is reasonably suitable for occupation by not more than the maximum number of households or persons directed by this licence the authority has regard to The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 (SI 2006 No. 373 as amended by SI 2007 1903). The authority may include such conditions as considered appropriate for regulating the management, use and occupation of the house concerned, and condition and contents

### **Condition Detail**

#### **Gas Supply/Testing**

1. If gas is supplied to the house the Gas Safety (Installation and Use) Regulations 1998 where relevant to the licence holder shall be complied with in all respects.
- 1.2 An annual safety check of each gas appliance/flue shall be carried out by a Gas Safe registered engineer.
- 1.3 A gas safety certificate obtained in respect of the property shall be produced by the licence holder to South Kesteven District Council on application and annually thereafter.

#### **Electrical Installation/Testing**

2. The Electrical Equipment (Safety) Regulations 1994 as they apply to the licence holder shall be complied with.
    - 2.1 Electrical appliances made available in the property by the licence holder shall be kept in a safe condition.
    - 2.2 All electrical appliances made available in the property by the licence holder shall be inspected visually for defects, such as frayed wiring, badly fitting plugs etc at the beginning of each occupancy and, in the event, every two years.
    - 2.3 Earthed equipment (class 1) such as kettles and irons, and the associated leads and plugs, made available by the licence holder shall be tested at the point of supply and at least every 2 years thereafter– more often if deemed necessary by a risk assessment undertaken by the licence holder. The test shall be undertaken by a competent person in the use of testing equipment and who has the appropriate knowledge and training, such as a competent electrician or other person in possession of a City & Guilds Certificate 2377. An electrical safety certificate for the equipment described above shall be produced by the licence holder to South Kesteven District Council on application and every 2 years thereafter.
    - 2.4 Unsafe items shall be removed.
    - 2.5 A record of visual inspections and tests shall be maintained by the licence holder.
    - 2.6 A declaration shall be supplied on demand to South Kesteven District Council as to the safety of such appliances.
    - 2.7 The electrical installation shall be kept safe and in proper working order.
    - 2.8 A periodic inspection of the electrical installation shall be undertaken in accordance with BS7671 at intervals of no more than 5 years.
    - 2.9 A periodic inspection report in the format recommended in Appendix 6 of BS7671 shall be produced by the licence holder on application and shall be submitted to South Kesteven District Council at any time during the period of the licence, upon demand by an authorised officer.
      - 2.9.1 This report shall be issued by a competent person. A competent person in this respect included NICIEC enrolled contractors or ECA members who regularly inspect and are qualified to inspect domestic electrical installation systems and whose work is subject to regular assessment.
- Furniture and Furnishings

3 The furniture and Furnishings (Fire Safety) Regulations 1988 shall be complied with in respect of any upholstered furniture supplied by the licence holder, including chairs, sofas, children's furniture, beds, upholstered headboards, mattresses, cushions, seat pads, pillows and upholstered garden furniture. The furniture made available by the licence holder shall be kept in a safe condition.

3.2 A declaration on demand shall be supplied to South Kesteven District Council as to the safety of such furniture.

### **Fire Detection**

4. Where the house is in England, the licence holder shall ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation and keep each such alarm in proper working order at all times.

4.1 A fire detection system designed to meet the requirements of BS5839-6: 2004 shall be installed in the property.

4.2 The fire detection system in the property shall be inspected, tested and serviced, where relevant, in accordance with BS5839-part1:2002, sections 6 and 7. In particular, the following shall be carried out.

- Every 6 months, checks on the system shall be carried out in accordance with clause 45.3 of BS5839-part1:2002.
- Every 12 months, checks on the system shall be carried out in accordance with clause 45.4 of BS5839-part1:2002.

Where provided, independent smoke alarms shall be cleaned periodically in accordance with the supplier's instructions.

4.3 On application, and throughout the period of the licence, inspection and servicing certificates in the format recommended by BS5839-part1:2002 shall be submitted to South Kesteven District Council on demand by an authorised Officer of the Council.

4.4 The above-mentioned checks shall be carried out by a competent person. NICEIC, ECA or BFPSA contractors who are familiar with all British Standards relating to automatic fire detection systems are normally acceptable in this respect. Other contractors will be asked to demonstrate their competence to the Council before acceptance of the certificates.

4.5 A declaration shall be supplied on demand to South Kesteven District Council as to the condition and position of any smoke alarms in the property.

### **Escape Lighting**

5. Where required, the escape lighting within the property shall be inspected, tested and serviced in accordance with clause 12 of BS5266-1:1999. In particular the following shall be carried out;

- Every 6 months, checks on the system shall be carried out in accordance with clause 12.4.4 of BS5266-1:1999
- Every 3 years, checks on the system shall be carried out in accordance with clause 12.4.5 of BS5266-1:1999
- For self-contained luminaries with sealed batteries, after the first three yearly test, the three yearly test shall be carried out annually in accordance with clause 12.4.6 of BS5266-1:1999.

5.1 On application, and throughout the period of the licence, periodic test certificates in the format recommended by BS5266-part1:1999 shall be submitted to South Kesteven District Council.

5.2 The above-mentioned checks shall be carried out by a competent person. NICEIC, ECA or BFPSA contractors who are familiar with British Standards relating to emergency escape lighting systems are normally acceptable in this respect. Other contractors will be asked to demonstrate their competence to the Council prior to acceptance of the certificates.

**Protected Means of Escape**

6 The licence holder must ensure that FD30 fire door sets of a type compliant with BS EN1154:1997 are fitted to each bedroom and risk room (kitchen, dining room, lounge). Each door set must be installed and maintained in accordance with BS 8214:1990.

**Carbon Monoxide**

6. The license holder must ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance. Any such alarm must be kept in proper working order and the license holder must supply to the authority on demand a declaration by him as to the condition and positioning of any such alarm. "Room" includes a hall or landing. A bathroom or lavatory is to be treated as room used as living accommodation.