



Application to Licence a House in Multiple Occupation (HMO) Under Part 2 of the Housing Act 2004



Stratford-on-Avon District Council

Private Sector Housing, Elizabeth House, Church Street, Stratford-upon-Avon. CV37 6HX

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If you find the text in this form difficult to read we may be able to supply it in a format better suited to your needs

FORM 3 - The Licence Manager

THIS FORM MUST BE COMPLETED BY THE INTENDED MANAGER.

Before you start

Please read through the form thoroughly before answering any questions, the form needs to be fully completed. Please ensure you answer all questions.

If there are any sections which do not apply please indicate so with **not applicable** or **N/A**.

Any incomplete applications will be returned and administration charges will apply if you fail to submit documents on time.

You only need complete this form once no matter how many properties you manage. Should you make future applications for an HMO licence, you will be asked to verify that the information you have given in this form remains correct. For this reason you should keep a copy of this form when you have completed it. You will be asked to complete a new Form 3 if it is at least 12 months since you completed one; if you are making another application.

If you sign this form as a partnership or company you must ensure that any persons to whom you delegate management duties are fit and proper persons for the purposes of their duties. Any failure in management duties or responsibilities by such persons may result in you losing your acceptability to manage HMOs and may lead to any or all licences for HMOs which you manage being withdrawn.

In the case of a limited company or partnership, state the full name and registered office of the company or partnership. In the case of an ordinary partnership, give the name, address & details of the principal partner and fill in the names of the other partners in the connected persons section. If you are an individual, you may give a business/office address for correspondence if this is preferable. You should be aware that this address will likely be the one used for service of any legal notices.

If you need help and advice in completing your application please seek advice from the Private Sector Housing Team on:01789 260848 or email psht@stratford-dc.gov.uk

Misrepresentation

An application for an HMO licence/re-licence is a serious matter and should be regarded as such.

It is a criminal offence to knowingly supply information which is false or misleading for the purpose of obtaining an HMO Licence. Evidence to support any statements, or information made in the HMO Licence application may be required at a later date. If the Council subsequently discovers something which is relevant and which you should have disclosed, or which is incorrect, or imprecisely stated or described, the licence can be cancelled or other statutory action taken. This may affect other HMO licences with which you have any connection.

UK GDPR and Data Protection Act 2018

The personal data you provide in this form will be used:

- 1) To identify the persons involved in the management of the HMO and to facilitate legal proceedings in the event of any offence connected with the licensing of the HMO.
- 2) To obtain information needed to assess the fitness and competence of persons involved in the management of the HMO.
- 3) To link properties and persons involved in the management of this, and other relevant HMO's.

The Council is under a legal obligation to collect and process this information. You must complete this form in order to obtain a House in Multiple Occupation Licence in compliance with the Housing Act 2004. The personal information that you provide will be shared for the purpose of verification with other agencies, such as the Police and other public bodies.

The Council can be required to disclose your personal information to government agencies and for research purposes. Your name, address, and the address of the property will be entered in a publically accessible register. Your information will be held for six years after your licence expires.

You have the right to access your personal information and complain if you think your information has been used incorrectly or unfairly; you may also have other rights that apply. For further details on your rights and the contact details for the Data Protection Officer, please see the Council's Data Protection Webpage <https://www.stratford.gov.uk/council-democracy/data-protection.cfm>

I have read and understood the notes relating to Misrepresentation and Data Protection. For the purpose of my request, the above information is accurate and true to the best of my knowledge.

Signed										
Licence Applicant (PRINT NAME)										
Dated			/			/	2	0		

HMO Manager Details

1	Full Name											
2	Address											
	Post Code:											
3	Telephone Numbers	Home										
		Mobile										
		Work										
4	Email Address											
5	Date of Birth			/			/					
6	National Insurance or Companies House No.											
7	Specify your ethnic group (Please answer with N/A if you wish not to disclose)											
8	For companies, give the full name and position in the company of the person responsible for the licence.											
9	Please give details of any qualifications or training courses you have attended relevant to your responsibilities as property landlord or manager:											
	Date awarded	Qualification / Training					Name of Awarding Body					

10 Please give details of your membership of any professional organisations relevant to your responsibilities as property landlord or manager		
Date membership gained	Nature of Membership	Organisation

11 Have you or any person who will be involved in the management of the property (Do not include "spent" convictions as defined in Rehabilitation of Offenders Act 1974):						
a	Been convicted of any offence involving:					
	Fraud or dishonesty (including benefit fraud)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
	Violence	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
	Drugs	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
	Matters listed in Schedule 3 to the Sexual Offences Act 2003	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
	Received a caution, informal reprimand or formal warning in respect of any of the above	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
b	Been found by a court or tribunal to have practised unlawful discrimination on grounds of sex, colour, race, ethnic or national origins or disability in or in connection with the carrying on of any business	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
c	Been convicted of or been subject to a Court Order in respect of any provision of housing law or of landlord and tenant law including civil proceedings	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
d	Acted in contravention of any relevant Approved Code of Practice (A code of practice issued by the government relating to the management of HMOs)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
e	Been refused a licence for an HMO anywhere in England or Wales	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
f	Breached the conditions of an HMO Licence in England or Wales	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
g	Been subject to a HMO Control Order or Management Order in England or Wales in the last 5 years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
h	Failed to comply with a housing notice (requiring works etc.) served by a local authority	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>
i	Been declared bankrupt	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure <input type="checkbox"/>

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If you answered Yes or "Not Sure" to any of the above questions, please give details below. Continue on a separate sheet if necessary

Connected Management

Please photocopy and attach separate pages if more are required.

13	The Person named is	Business Partner	<input type="checkbox"/>	Co-owner	<input type="checkbox"/>	Employee	<input type="checkbox"/>				
		If Other state the connection:	<input type="checkbox"/>								
	Full Name										
	Address										
	Post Code:										
	Telephone Number	Home									
		Mobile									
		Work									
	Email Address										
	Date of Birth (If applicable)			/			/				
	National Insurance Number										
	Companies House Number										

	The Person named is	Business Partner	<input type="checkbox"/>	Co-owner	<input type="checkbox"/>	Employee	<input type="checkbox"/>				
		If Other state the connection:	<input type="checkbox"/>								
	Full Name										
	Address										
	Post Code:										
	Telephone Number	Home									
		Mobile									
		Work									
	Email Address										
	Date of Birth (If applicable)			/			/				
	National Insurance Number										
	Companies House Number										

The Property and Tenancy Management

Before issuing a licence, the Council is required to be satisfied that the management arrangements for the property are satisfactory. The following questions are designed to assess the procedures you have, or intend to have, in place to ensure good management of the property. If a question does not apply to you, please state the reason why.

14 Please outline briefly procedures or arrangements you have in place for the following:

To ensure the escape routes are kept free of obstructions?

To ensure that fire detection and warning devices continue to work correctly?

To ensure the gas installation and appliances are kept in a safe and good working order?

To ensure the electrical installation and appliances are kept in a safe and good working order?

To ensure the gardens, yards and fencing are kept in good order?

Procedures if a particular tenant is guilty of anti-social behaviour towards people sharing the property or people living in the neighbourhood?

Procedures to deal with disputes between tenants?

What arrangements are in place to cover the cost of major emergency repair work (e.g. a new roof) if it became necessary?

Ensure that your tenants are aware of the fire safety procedures and how you ensure the proper use of fire safety installations and equipment.

Declaration

I/we declare that the information contained in this application (all forms) is correct to the best of my/our knowledge. I/we understand that I/we commit an offence if I/we supply any information to a local housing authority in connection with any of their functions under any of Parts 1 to 4 Housing Act 2004 that is false or misleading and which I/we know is false or misleading or I/we am/are reckless as to whether it is false or misleading.

I understand that the Council will need to make enquiries into the information I/we have supplied for the purposes of Part 2 Housing Act 2004 including sharing such information with relevant organisations and authorities.

I/we confirm that I/we have read and understood the section of this application headed 'Application for HMO Licence - Notes Relating to Misrepresentation and this form's Privacy Notice.

Signed										
Licence Applicant (PRINT NAME)										
Dated			/			/	2	0		