

HOUSING ACT 2004
Section 64



St. Helens Council

Licence of house in multiple occupation (HMO)
Licence Number: A-115-053021-0258

The St Helens Council
hereby grant to MR RAYMOND LAU
of RELEASING HOUSES LTD, 33A, MILTON ROAD
HAMPTON
TW12 2LL

Licence under section 64 of the Housing Act 2004, subject to the conditions set out in the schedules attached, in respect of premises situated at:-

22 JAMES GROVE
ST HELENS
WA10 2PY

The Authority has decided that the house is reasonably suitable for occupation by not more than the maximum of **5** households and **5** persons.

This licence is granted this **the 10th day of September 2021**. It shall come into force immediately, and shall remain in effect for a period of 1 year from that date (**the 10th day of September 2022**), unless previously revoked.

Dated:
27/05/2022

Signed:

A handwritten signature in black ink, appearing to read 'P Coppock', written over a white rectangular background.

Pamela Coppock
Designation: Principal Environmental Health Officer

NON-TRANSFERABLE

Notes These notes are intended as general information to the recipient(s) of this notice. The notes are not intended to be definitive and the recipient should refer to the full version of the Housing Act 2004

Schedule 5, Part 1, paragraph 1

Before granting a licence, the local housing authority must -

1. a. serve a notice under this paragraph together with a copy of the proposed licence, on the applicant for the licence and each relevant person, and
- b. consider any representations made in accordance with the notice and not withdrawn.

"licence" means a licence under Part 2 or 3 of the Housing Act 2004.

"Relevant person" in relation to a licence under Part 2 or 3 of the Housing Act 2004 means any person (other than a person excluded by sub-paragraph (3) -

- a. who, to the knowledge of the local housing authority concerned, is -
 - i. a person having an estate or interest in the HMO or Part 3 house in question, or
 - ii. a person managing or having control of that HMO or Part 3 house (and not falling within sub-paragraph (i)), or
- b. on whom any restriction or obligation is or is to be imposed by the licence in accordance with section 67(5) or 90(6).

Right to appeal against refusal or grant of licence Schedule 5, Part 3, paragraph 31(1)

1. The applicant or any relevant person may appeal to a residential property tribunal against a decision by the local housing authority on an application for a licence -
 1. To refuse to grant the licence, or
 2. to grant the licence.
2. Any appeal under sub paragraph (1)(b) may, in particular, relate to any of the terms of the licence.

Time limits for appeals

33.1 - Any appeal under paragraph 31 against a decision to grant, or (as the case may be) to refuse to grant, a licence must be made within the period of 28 days beginning with the date specified in the notice under paragraph 7 or 8 as the date on which the decision was made.

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33.3 - A residential property tribunal may allow an appeal to be made to it after the end of the period mentioned in sub paragraph (1) or (2) if it is satisfied that there is a good reason for the failure to appeal before the end of that period (and for any delay since then in applying for permission to appeal out of time).

Powers of residential property tribunal hearing appeal 34

1. This paragraph applies to appeals to a residential property tribunal under paragraph 31 or 32.
2. An appeal -
 1. is to be by way of a re-hearing, but
 2. may be determined having regard to matters of which the authority were unaware.
3. The tribunal may confirm, reverse or vary the decision of the local housing authority.
4. On an appeal under paragraph 31 the tribunal may direct the authority to grant a licence to the applicant for the licence on such terms as the tribunal may direct.

Advice If you do not understand this order or wish to know more about it, you should contact the Council. If you want independent advice about your rights and obligations, you should go to a Citizen's Advice Bureau, Housing Aid Centre, Law Centre or a solicitor. You may be able to obtain help with all or part of the cost of legal advice from a solicitor under the Legal Aid Scheme. If you do not know whether you could apply for Legal Aid you can see a solicitor who may be prepared to give you half-an-hour of legal advice for a small fee. If you want to know more about the works the Council require you to do, you may wish to consult a surveyor.