

HOUSES IN MULTIPLE OCCUPATION STANDARD CONDITIONS

- 1) The number of residents occupying the licensed living accommodation shall not exceed the maximum number of persons as stated on the licence.
- 2) The Licence Holder shall display this licence in a prominent position in the licensed living accommodation, such that the conditions of the licence are open to inspection.
- 3) The Licence Holder shall ensure that the licensed living accommodation complies with West Lothian Council's Standards for Houses in Multiple Occupation as amended from time to time.
- 4) The Licence Holder shall ensure that the licensed living accommodation, including the structure, fittings and furnishings are properly maintained and that any deficiencies are promptly rectified.
- 5) The Licence Holder shall ensure that all electrical and gas installations and appliances are maintained in a safe and serviceable condition and in compliance with legal standards and relevant certification shall be available to officers of West Lothian Council on request.
- 6) No structural alterations shall be carried out within the licensed living accommodation without the prior approval of the Council in writing.
- 7) The Licence Holder shall ensure that the means of escape from the licensed living accommodation are capable of being safely and effectively used at all times.
- 8) The Licence Holder shall permit access to the licensed living accommodation as required for officers of West Lothian Council, Scottish Fire & Rescue Service and Police Scotland.
- 9) The Licence Holder shall comply with all statutory requirements under the Antisocial Behaviour etc (Scotland) Act 2004 as amended and all other relevant legislation relating to private letting.
- 10) The Licence Holder shall act reasonably in relation to all dealings with tenants, including through the provision of a Tenancy Management Agreement, as approved by West Lothian Council.
- 11) The Licence Holder shall take all necessary measures to ensure that no antisocial behaviour, noise or other nuisance arises within or from the licensed living accommodation or within any common parts of the property.
- 12) The Licence Holder shall ensure that a 24 hour emergency contact number is provided to tenants and residents of neighbouring properties.
- 13) The Licence Holder shall act reasonably at all times in relation to the management of the tenancy agreement in respect of the licensed living accommodation.
- 14) The Licence Holder shall ensure that a telephone line is made available to the residents within the licensed living accommodation and is maintained in working order.