

# The Council propose the following conditions

## Subject to amendment after consultation

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### Property Standards conditions:

- Annual inspections and reports provided to the Council
- Repairs undertaken within stated time periods, by competent persons to reasonable standards
- Provision of wheeled bins and refuse collection arrangements
- Provision of Energy Performance Certificate and compliance with legal requirements
- Pest proofing and treatment
- Prevent and deal with overcrowding
- Property standards at change of tenancy

### Management conditions:

- References provided to the Council
- Receipts for cash rental/deposit payments
- Provision at the start and access during the tenancy to specified documents
- Reporting process and time frames for change of circumstance
- Permanent resident, reside in the UK and arrangements should licence holder be going out of the UK
- Checks and review of agents practices (if using an agent)

### Security conditions:

- Provision of keys for window locks
- Security of doors, gates, fencing to ensure no unauthorised entry

### Environment and anti-social behaviour conditions:

- Exterior of house, yards, outbuildings maintained and tenants aware of their responsibilities to keep these in clean, tidy, safe condition
- Reasonable steps to keep all areas free from rubbish/fly tipping at all times and any third party removal only with a waste carriers licence
- Ensure tenants aware of responsibility to not cause nuisance, anti-social and criminal behaviour
- Responding to reference requests

### Other conditions:

- Additional management conditions may apply on a case by case basis

### The proposed licence conditions will include the provision and maintenance of:

- Gas safety certificate must be obtained annually and produced to the Council
- Electrical appliances/furniture supplied by the landlord
- Smoke alarms
- Written statement on the terms of occupation
- References of potential tenants