

Our ref PSHT/HMO 617/own
Date 1/11/2023



1 Battison Crescent Ltd
1 Battisson Crescent
Longton
Stoke-On-Trent
ST3 4DS

**Directorate of Housing,
Development & Growth**
Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH

Dear Battison Crescent Ltd

Re: Final House in Multiple Occupation (HMO) Licence
Address: 1 Battisson Crescent, Longton, Stoke-On-Trent, ST3 4DS

Please find enclosed your Notice of a Decision to Grant a Licence together with your HMO licence.

I have provided you with two copies of the HMO Licence, one for your records and a second copy for display at the property it applies to.

The licence lasts for a period of five years and permits a maximum of 25 occupants to reside at the property. Should there be any changes in circumstances which will affect any aspect of the licence or specified conditions, please contact the Private Sector Housing Team immediately.

You will be contacted again within a three year period by a Private Sector Housing Officer in order to carry out a full inspection of the property.

In the meantime, should you require any further information or assistance please contact me on the telephone number below.

Yours sincerely

Rebecca James
HMO Officer
Private Sector Housing Team
01782 237945
rebecca.james@stoke.gov.uk



Stoke-on-Trent City Council

**HOUSING ACT 2004
SCHEDULE 5 PARAGRAPH 7**

NOTICE OF DECISION TO GRANT A LICENCE

To: 1 Battison Crescent Ltd, 1 Battisson Crescent, Longton, Stoke-On-Trent, ST3 4DS

Being the applicant for a licence under Part 2 of the Housing Act 2004 ('the Act') in relation to the house in multiple occupation known as: 1 Battisson Crescent, Longton, Stoke-On-Trent, ST3 4DS.

Stoke-on-Trent City Council ('the Council') gives notice under Schedule 5(7) of the Act that it hereby grants a licence under section 64 of the Act in relation to the house in multiple occupation known as , 1 Battisson Crescent, Longton, Stoke-On-Trent, ST3 4DS.

- 1 ('the Premises'). A copy of the licence is attached to this notice.
- 2 The decision to grant the licence was made on 1/11/2023 and the reasons for granting the licence are listed below:
 - a. The property is a type that requires mandatory licensing under the Housing Act 2004 and for which a full application has been received.
 - b. No representations have been received regarding the draft licence issued on 18/10/2023 with no alterations having being made in those conditions of the schedule of works for the issue of the full licence.
- 3 You have the right of appeal, under Part 3 Schedule 5 the Act, against the Council's decision to grant a licence.
- 4 Furthermore, any such appeal must be made to the residential property tribunal within a period of 28 days from the date the decision was made by the Council to grant the licence.

Signed

Granted on: 1/11/2023

Granted on: 1/11/2023

Tomos Jones, Strategic Manager Housing Solutions & Private Sector Housing

Directorate of Housing, Development & Growth

Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH

The team dealing with this matter is: Private Sector Housing Team, hmoAdvice@stoke.gov.uk .

NOTES TO ACCOMPANY NOTICE UNDER SCHEDULE 5(7) THE HOUSING ACT 2004

(References are to the Housing Act 2004)

Right Of Appeal

1. If you do not agree with this notice you may appeal against it to the First –Tier Tribunal (Property Services) but you must do this within 28 days beginning with the date specified in this notice as the date on which the decision was made. (Para 33(1) Part 3 Schedule 5)
2. First –Tier Tribunal (Property Services) may allow an appeal to be made to it after the expiry date of the 28 day period 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) (Para 33(3) Part 3 Schedule 5)
3. If you appeal First –Tier Tribunal (Property Services) may by order confirm, reverse or vary the decision. The Tribunal may direct the Council to grant a licence on such terms as the tribunal directs (Para 34 Part 3 Schedule 5).
4. First –Tier Tribunal (Property Services) address: -

First –Tier Tribunal (Property Services)
Centre City Tower
5-7 Hill Street
Birmingham
B5 4UU

Tel: 0121 660 7788
Email: rpmidland@justice.gov.uk
5. If you do not understand this notice or wish to know more about it, you should contact Stoke-on-Trent City Council on telephone number 01782 234191. If you want independent advice about your rights and obligations, you should go to a Citizens Advice Bureau, Housing Aid Centre, or Solicitor.



LICENCE FOR A HOUSE IN MULTIPLE OCCUPATION

Part 1

Licence Number: HMO 617

A licence is granted by Stoke-on-Trent City Council under Section 61 of the Housing Act 2004 subject to the conditions listed in Part 2 of this notice for the property known as;

**Address:
1 Battisson Crescent
Longton
Stoke-On-Trent
ST3 4DS**

The licence is issued to;

**Licence Holder:
1 Battisson Crescent Ltd
1 Battisson Crescent
Longton
Stoke-On-Trent
ST3 4DS**

**This Licence is issued for a period of 5 years and shall remain in force from the
1/11/2023 until and including 31/10/2023
Permitting a maximum of 25 residents for occupation**

Signed

A handwritten signature in black ink, appearing to be 'T Jones', written over a light blue rectangular background.

Granted on 1/11/2023

Granted on 1/11/2023

Tomos Jones, Strategic Manager Housing Solutions & Private Sector Housing

Directorate of Housing, Development & Growth

**Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH**

**The team dealing with this matter is:
Private Sector Housing Team, hmoAdvice@stoke.gov.uk**

This licence is not transferable.

A copy of this licence will be held on the council's public register held by the Private Sector Housing Team.

Part 2

Licence Conditions Section 67(1) & (3)

Under the terms of the licence the licence holder is required to comply with the following conditions:

Licence conditions required by the Housing Act 2004 Schedule 4

1. If gas is supplied to the house, the licence holder must produce to the local housing authority annually for their inspection a gas safety certificate obtained in respect of the house within the last 12 months.
2. The licence holder must keep electrical appliances and furniture made available by him in the house in a safe condition, and supply the housing authority, on demand a declaration by him as to the safety of such appliances and furniture.
3. The licence holder must 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 to keep each such alarm in proper working order. Most HMOs will require a higher standard than this, see note below.
4. The licence holder must ensure that smoke alarms are installed in the house and to keep them in proper working order and supply the authority, on demand, with a declaration by him as to the condition and positioning of such alarms. (see note below)
5. The licence 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. The licence holder must keep any such alarm in proper working order; and supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm.
6. Conditions requiring the licence holder to supply to the occupiers of the house a written statement of the terms on which they occupy it.
7. For the purposes of above items 3,4,& 5 a bathroom or lavatory is to be treated as a room used as living accommodation, and a "room" includes a hall or landing.
8. The licence holder will if so required comply with the requirements of a Local Authority waste management scheme for the provision of facilities for the proper storage and disposal of domestic waste.
9. The licence holder must ensure that any room used for sleeping accommodation by one person over 10 years of age does not have a floor area less than 6.51m².
10. The licence holder must ensure that any room used for sleeping accommodation by two persons over 10 years of age does not have a floor area less than 10.22m².
11. The licence holder must ensure that any room used for sleeping accommodation by one person under 10 years of age does not have a floor area less than 4.64m² and ensure if any room that is below 4.64m² is not used as sleeping accommodation.
12. For the purposes of items 9,10 & 11 when calculating floor area any part of the room with a ceiling height of less than 1.5 metres is to be discounted.
13. The licence holder must ensure that rooms being used as sleeping accommodation are not used by more persons than specified in the Schedule of Allowed Occupation for Bedrooms attached to the licence, and the total number of occupants must not be more than the number specified by the licence.
14. The licence holder must notify the Local Housing Authority of any room within the HMO that has a floor area of less than 4.64m².

(NOTE- The extent of the fire alarm system and safety measures in the HMO must be appropriate to its design for guidance on this please see the publications LACORS Housing – Fire Safety, and Homestamp Guide to Fire & Security Protection in Multi-Occupied Residential Properties)

Additional Conditions Imposed by the Housing Authority

15. The licensed premises will comply with all statutory requirements including Management Regulations.
 16. Antisocial behaviour within the premises will be dealt with under the terms of the Tenancy Agreement
 17. Antisocial behaviour outside the building must be notified to the city council and Staffordshire Police by the Licence holder or Manager who will work with them to eliminate it.
 18. Maintenance reports must be supplied to the city council annually with regards to emergency lighting, fire detection and alarm systems.
 19. The Licence Holder or Manager will provide to any Authorised Officer of the city council, access into the licensed premises as and when required to do so.
 20. The licence holder must undertake any works contained in any Schedule of Works issued by the city council within the specified timescales not withstanding any rights of appeal.
 21. The licence holder must inform the city council of any changes in circumstances relating to ownership, usage, layout or increase in the number of occupants which will result in exceeding the number of permitted occupants for the licensed premises.
 22. The licence holder must clearly display within the common parts the following:
 - a) Copy of the Licence,
 - b) Name, address and telephone number of the Licence Holder or Manager of the property
 - c) Copy of the current Gas Safety Certificate
-

Notes

Appeals

If there is anything in this notice or licence you do not agree with you have a right to appeal. You can appeal if the city council decides to;

- Refuse a licence
- Grant a licence with conditions
- Revoke a licence
- Vary a licence
- Refuse to vary a licence

To appeal you will need to apply to the First –Tier Tribunal (Property Services) within 28 days of service of the notice / issue of the licence.

First –Tier Tribunal (Property Services) covering Staffordshire can be contacted at:

First –Tier Tribunal (Property Services)
Centre City Tower
5-7 Hill Street
Birmingham
B5 4UU

Tel: 0121 660 7788

Email: rpmidland@justice.gov.uk

Varying a Licence

The city council can vary the terms of a licence with the agreement of the licence holder, or without their agreement if it appears that the circumstance relating to the HMO have changed since the granting of the licence. This change of circumstances will include any discovery of new information. The city council may consider a change in the number of persons that are permitted to occupy the HMO, or standards applicable to occupation by a particular number of households or people.

A variation made with the agreement of the licence holder takes effect immediately. If the variation is made without an agreement, it does not come into effect until the time limit for appealing against the decision has lapsed, any appeal against the decision is found in favour of the city council or the appeal has been withdrawn.

Temporary Exemption Notices

If the owner or person having control of the property intends to cease operating the premises as a HMO or reduce the number of occupants below the licensable criteria, and clear evidence can be given of this, a Temporary Exemption Notice (TEN) can be applied for. A TEN lasts for a maximum of 3 months and can exceptionally be followed by a second TEN which lasts for an additional 3 months. On expiry of the TEN a property must be licensed, become subject to an interim management order or cease to be a licensable HMO.

If a local authority refuses to grant a TEN, they must inform the applicant and advise them of their right to appeal.

Ending a Licence

There are a number of ways in which a licence can be ended;

Passage of Time

The licence expires on the date stated on it unless a new licence is granted following a new application.

Death of a Licensee

A licence is non-transferable and upon the death of a licensee a 3 month Temporary Exemption Notice (TEN) would automatically be granted. The TEN may be extended for a further 3 months after which a new licence should be granted, the property become subject to an interim management order or the property ceases to be a licensable HMO.

Sale of the Property

If the property is sold and the licence holder is no longer the owner / landlord / manager of the property, the licence is no longer effective as licences are not transferable. The new owner will need to apply for a new licence or a TEN.

Revocation of a Licence

A local authority may revoke a licence, i.e. to bring it to an end before it expires by the passage of time. The grounds for revoking a licence are:

- by agreement with the licence holder
- there have been serious or repeated breaches of a licence condition
- where the city council believes the licence holder is no longer a fit and proper person

Penalties

Management Orders

If the owner fails to bring a HMO up to standard, allows standards to fall or fails to maintain the fit and proper person criteria, the city council can issue an Interim Management Order (IMO) which allows it to take over the management of the property. The owner retains their rights as an owner and is entitled to any profits after all management costs have been deducted from any rental income received. The IMO can last for a year until suitable permanent arrangements can be made. If the IMO expires and there has been no change in circumstances, the city council can issue a Final Management Order which can last up to 5 years and be subject to renewal.

Fines

It is an offence if the owner or person in control of the property fails to apply for a licence for a licensable property or allows a property to be occupied by more than are permitted under the licence. A fine of up to £30,000 may be imposed.

A breach of any licence conditions can result in a fine of up to £5,000

Rent Repayment Order

A tenant living in a property that should have been licensed but was not can apply to the First –Tier Tribunal (Property Services) to claim back any rent they have paid during the unlicensed period (up to a maximum of 12 months). Local authorities can also reclaim any housing benefit that has been paid during the time that the property was without a licence.

Schedule of Allowed Occupation for Bedrooms

Bedroom	Floor Area (M ²)	Maximum N.O. Occupants Adult/Child*
Bedroom 1	20.29	2
Bedroom 2	16.17	2
Bedroom 3	17.01	2
Bedroom 4	22.66	2
Bedroom 5	23.15	2
Bedroom 6	25.03	2
Bedroom 7	28.71	2
Bedroom 8	12.56	2
Bedroom 9	12.43	2
Bedroom 10	13.38	2
Bedroom 11	20.23	2
Bedroom 12	24.43	2
Bedroom 13	21.15	2
Bedroom 14	19.56	2
Bedroom 15	12.45	2
Bedroom 16	16.46	2
Bedroom 17	15.07	2

*Child refers to a person under 10 years of age.

N.B. it is possible that the sum total of all the allowable occupants is more than the total for the whole property, if kitchen or bathroom facilities are only suitable for a lesser number. You would then not be allowed full occupation of all the bedrooms, but only up to the maximum for the property as a whole as listed on the front page of the licence.




Reference: AIEC-22-70025-RRO

FORM 5

Section 51 of the Building Act 1984
The Building (Registered Building Control Approvers etc.) (England)
Regulations 2024

Final Certificate

To	North Staffordshire - Newcastle Under Lyme / Stoke on Trent Council		
1	This certificate relates to the following work	Address	The Crescent, 1 Battison Crescent, Stoke-on-Trent, ST3 4DS
		Proposed Works	Material alterations to create 5 new ensuite bathrooms to existing first and second floor bedroom accommodation. Upgrading of existing fire alarm and emergency lighting systems.
		Building Use	2(b) Residential (Other)
2	Approved Inspectors Ltd hereby confirms	(a)	it is a registered building control approver for the purposes of Part 2 of the Building Act 1984;
		(b)	the work described in this certificate is within the scope of its registration; and
		(c)	the above work is [the whole]/[part] of the work described in an initial notice given by Approved Inspectors Ltd dated 19/01/2023 .
3	The work does not concern a new dwelling.		
4	No optional requirement in the Building Regulation 2010 applies to the work.		
5	One or more of the following optional requirements applies to the work, namely Not Applicable to this work	(a)	regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010; Not Applicable to this work
		(b)	requirement M4(2) (category 2 accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010; Not Applicable to this work
		(c)	requirement M4(3) (category 3 wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010; Not Applicable to this work
6	Approved Inspectors Ltd hereby confirms -	(a)	the work described above has been completed, and
		(b)	it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

7	Approved Inspectors Ltd hereby confirms the person carrying out the work has notified it to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010, as modified by regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. Not Applicable to this work
8	A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
9	Approved Inspectors Ltd hereby declares it has had no professional or financial interest (9) in the work described since giving the initial notice referred to in paragraph 2
10	Approved Inspectors Ltd hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. N/A as Initial Notice submitted prior to 1st October 2023 and the works started prior to 6th April 2024
11	Approved Inspectors Ltd hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. N/A as Initial Notice submitted prior to 1st October 2023 and the works started prior to 6th April 2024
12	Approved Inspectors Ltd hereby confirms it has consulted the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. N/A to these works
13	Approved Inspectors Ltd hereby confirms that none of the work to which this certificate relates is higher-risk building work.
14	Approved Inspectors Ltd hereby confirms it has obtained advice from Rob Roe (RBI Class 2a/b/d/e) , a registered building inspector, before submitting this notice.
15	This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.
Signature	Chris Vaughan - BEng (Hons) CEng MStructE CBuildE MCABE 
On Behalf of	Approved Inspectors Ltd
Date	22/07/2024




Reference: AIEC-23-74501-RRO

FORM 5

Section 51 of the Building Act 1984
The Building (Registered Building Control Approvers etc.) (England)
Regulations 2024

Final Certificate

To	North Staffordshire - Newcastle Under Lyme / Stoke on Trent Council		
1	This certificate relates to the following work	Address	The Crescent, 1 Battison Crescent, Stoke-on-Trent, ST3 4DS
		Proposed Works	Material alterations to create 4 No. new ensuite rooms to the ground floor & the Creation of a Kitchen/Diner facility
		Building Use	2(b) Residential (Other)
2	Approved Inspectors Ltd hereby confirms	(a)	it is a registered building control approver for the purposes of Part 2 of the Building Act 1984;
		(b)	the work described in this certificate is within the scope of its registration; and
		(c)	the above work is [the whole]/[part] of the work described in an initial notice given by Approved Inspectors Ltd dated 05/07/2023 .
3	The work does not concern a new dwelling.		
4	No optional requirement in the Building Regulation 2010 applies to the work.		
5	One or more of the following optional requirements applies to the work, namely -	(a)	regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010; Not Applicable to this work
		(b)	requirement M4(2) (category 2 – accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010; Not Applicable to this work
		(c)	requirement M4(3) (category 3 – wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010; Not Applicable to this work
6	Approved Inspectors Ltd hereby confirms -	(a)	the work described above has been completed, and
		(b)	it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
7	Approved Inspectors Ltd hereby confirms the person carrying out the work has notified it to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010, as modified by regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. Not Applicable to this work		

8	A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
9	Approved Inspectors Ltd hereby declares it has had no professional or financial interest (9) in the work described since giving the initial notice referred to in paragraph 2
10	Approved Inspectors Ltd hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. N/A as Initial Notice submitted prior to 1st October 2023 and the works started prior to 6th April 2024
11	Approved Inspectors Ltd hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. N/A as Initial Notice submitted prior to 1st October 2023 and the works started prior to 6th April 2024
12	Approved Inspectors Ltd hereby confirms it has consulted the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024. N/A to these works
13	Approved Inspectors Ltd hereby confirms that none of the work to which this certificate relates is higher-risk building work.
14	Approved Inspectors Ltd hereby confirms it has obtained advice from Rob Roe (RBI Class 2a/b/d/e) , a registered building inspector, before submitting this notice.
15	This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.
Signature	Chris Vaughan - BEng (Hons) CEng MStructE CBuildE MCABE 
On Behalf of	Approved Inspectors Ltd
Date	22/07/2024




Reference: AIEC-24-82567-RRO

FORM 5

Section 51 of the Building Act 1984
The Building (Registered Building Control Approvers etc.) (England)
Regulations 2024

Final Certificate

To	North Staffordshire - Newcastle Under Lyme / Stoke on Trent Council		
1	This certificate relates to the following work	Address	The Crescent, 1 Battison Crescent, Stoke-on-Trent, ST3 4DS
		Proposed Works	Material Alterations to Create 3 No. New Ensuite Rooms to the Ground Floor
		Building Use	2(b) Residential (Other)
2	Approved Inspectors Ltd hereby confirms	(a)	it is a registered building control approver for the purposes of Part 2 of the Building Act 1984;
		(b)	the work described in this certificate is within the scope of its registration; and
		(c)	the above work is [the whole]/[part] of the work described in an initial notice given by Approved Inspectors Ltd dated 27/06/2024 .
3	The work does not concern a new dwelling.		
4	No optional requirement in the Building Regulation 2010 applies to the work.		
5	One or more of the following optional requirements applies to the work, namely Not Applicable to this work	(a)	regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010; Not Applicable to this work
		(b)	requirement M4(2) (category 2—accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010; Not Applicable to this work
		(c)	requirement M4(3) (category 3—wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010; Not Applicable to this work
6	Approved Inspectors Ltd hereby confirms -	(a)	the work described above has been completed, and
		(b)	it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
7	Approved Inspectors Ltd hereby confirms the person carrying out the work has notified it to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010, as modified by regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.		

8	A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
9	Approved Inspectors Ltd hereby declares it has had no professional or financial interest (9) in the work described since giving the initial notice referred to in paragraph 2
10	Approved Inspectors Ltd hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
11	Approved Inspectors Ltd hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
12	Approved Inspectors Ltd hereby confirms it has consulted the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
13	Approved Inspectors Ltd hereby confirms that none of the work to which this certificate relates is higher-risk building work.
14	Approved Inspectors Ltd hereby confirms it has obtained advice from Rob Roe (RBI Class 2a/b/d/e) , a registered building inspector, before submitting this notice.
15	This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.
Signature	Chris Vaughan - BEng (Hons) CEng MStructE CBuildE MCABE 
On Behalf of	Approved Inspectors Ltd
Date	07/04/2025

Established 2009

VAT REG. NO. 946 1338 16

Approved Inspectors Ltd
Registered in England under
Companies Act No. 06723302

Registered Office:
Hampson Green, Hampson Lane,
Lancaster, LA2 0HY



www.approvedinspectorsltd.co.uk