|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Fire |  | H&S |  | Amenities |  | Other |

# S.254 HMO Licence Condition Codes

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Fire** |  |  |
| **HFA** | **Alarms** |  |  |
| HFAINS | Fire alarm install new Grade D | HFAIND | Fire alarm system install new Grade A |
| HFAMAA | Fire alarm system maintenance Gr A | HFAMAD | Fire alarm system maintenance Gr D |
| HFASO1 | Fire alarm sounders (Part 1) | HFASO6 | Fire alarm sounders (Part 6) |
| HFASAI | Smoke alarm install | HFAHAI | Heat alarm install |
| HFAFCP | Fire alarms with common escape (flats) |  |  |
| **HFB** | **Fire blanket** |  |  |
| HFBLAN | Fire blanket |  |  |
| **HFD** | **Fire doors** |  |  |
| HFDAAA | Fire door new single | HFDBBB | Fire doors new multiple |
| HFDCCC | Non-fire door replace | HFDDDD | Fire doors new double doors |
| HFDEEE | Fire door no smoke seals (new) | HFDFSC | Fire door add self-closer |
| HFDMCR | Fire doors maintain self-closer | HFDMFT | Fire doors maintain |
| HFDMHD | Non-fire doors maintain (all) | HFDMHE | Non-fire doors maintain (specific) |
| HFDNKS | Fire door notice keep shut | HFDNKL | Fire door notice keep locked |
| HFDSAT | Fire door add strips and seals | HFDRSS | Fire Door remove smoke seals or add SD |
| HFDSPC | Fire door replace or upgrade  |  |  |
| **HFE** | **Escape route** |  |  |
| HFEERS | Emergency escape route signage | HFPUSR | Place of ultimate safety  |
| HFECER | Escape route clear specific items | HFECUC | Under-Stairs Cupboard clear items |
| **HFEL** | **Emergency lighting** |  |  |
| HFELIN | Emergency lighting installation | MFELMA | Emergency lighting maintenance |
| HFELIS | EL install common parts |  |  |
| **HFEW** | **Escape window** |  |  |
| HFEWIV | Means of escape & ventilation | HFEWIN | Escape window install |
| **HFK** | **Keylocks** |  |  |
| HFKEYR | Remove or replace key locks | HFKRKB | Remove break glass key boxes |
| **HFS** |  |
| HFS30M | 30 min protected route | HFSCRS | Commercial/domestic separation |
| HFSFSS | Fire suppression system | HFSPTT | Pipes through ceilings/walls |
| HFSRPT | Remove polystyrene ceiling tiles | HFSSEN | Enclose understairs area |
| HFSSUD | Stairs underdraw | HFSSUL | Understairs cupboard upgrade |
| HFSSUM | Small understairs cupboard upgrade | HFSSUS | Stairs spandrel upgrade |
| HFSUBC | Upgrade basement ceiling | HFSUCE | Upgrade ceiling |
| HFSUIL | Upgrade inset lights | HFSUPD | Replace door with wall |
| HFSUPW | Upgrade walls | HFSUTS | Upgrade Transom lights |
| HFSULH | Upgrade loft hatch | HFSECU | Enclose consumer unit |
| HFSBTF | Between flats |  |  |
|  | **Maintenance/Management** |  |  |
| **HMA** | **General maintenance conditions** |  |  |
| HMAAAA | General repairs | HMACCC | General cleaning |
| HMAEXT | HMO exterior |  |  |
| **HMC** | **Cleaning** |  |  |
| HMCLTI | Clean tiles |  |  |
| **HMD** | **Damp & Mould** |  |  |
| HMDMCP | Common parts damp | HMDMLA | Living accommodation damp |
| HMDMRE | Remove mould |  |  |
| **HME** | **Electrical safety** |  |  |
| HMEEEE | Maintain electrics | HMEMAC | Meter Access |
| HMENBL | New bulkhead light fitting | HMENDL | New diffusion light fitting |
| HMEALF | Alterations to light fittings |  |  |
| **HMF** | **Floors** |  |  |
| HMFFRR | Carpet renew/replace | HMFFCR | Floor covering replace |
| **HMG** | **Guarding** |  |  |
| HMGPGD | Provide guarding | HMGPDG | Provide Safety Glazing |
| HMGPWG | Provide window guarding/restriction | HMGRGD | Repair guarding |
| **HMH** | **Handrails** |  |  |
| HMHPHR | Provide handrail | HMHRHR | Repair handrail |
| **HMP** | **Plaster & Paint** |  |  |
| HMPAIN | Repaint | HMPLAT | Replaster |
| HMPRCR | Repair cracking (structural) | HMPACM | Investigate asbestos |
| **HMR** | **Rubbish & Bins** |  |  |
| HMRACC | Remove rubbish | HMRBIN | Provide bins (in &out) |
| HMRREF | Provide refuse storage facilities |  |  |
| **HMV** | **Ventilation & Windows** |  |  |
| HMVMVM | Maintain mechanical extract | HMVOHW | Overhaul windows |
| HMVPOG | Provide obscured glazing | HMVR1W | Repair 1 window |
| HMVRWL | Replace window latch |  |  |
| **HMY** | **Yards, Gardens & Outbuildings** |  |  |
| HMYFEN | Fence replacement | HMYGAR | Garden maintenance |
| HMYOBD | Outbuilding demolish | HMYOBF | Outbuilding facilities remove and restrict use |
| HMYOBM | Outbuilding maintain | HMYOBR | Outbuilding restricted |
| HMYRGO | Rainwater goods overhaul | HMYRWC | Remove and seal outside toilet |
| HMYFER | Fence/wall Repair | HMYOLF | Outside lighting |
| **HMZ** | **ASB/noise** |  |  |
| HMZASB | Reduce ASB | HMZNOI | Reduce noise |
| **HO** | **Amenities & Facilities** | ASB SPE | Anti-social behaviour specific |
| **HOB** | **Bathrooms** |  |  |
| HOBBAT | Additional bathroom | HOBWHB | Additional WHB |
| **HOE** | **Electrical sockets** |  |  |
| HOESKT | Kitchen sockets | HOESLA | Additional sockets (bed or living room) |
| HOEKSS | Small flat |  |  |
| **HOH** | **Heating** |  |  |
| HOHADD | Provide heating specific additional | HOHALL | Provide heating to all |
| **HOHTRV** | Provide TRVs | HOHHCA | Heating control access |
| **HOI** | **Insulation** |  |  |
| HOILIP | Loft Insulation Provide | HOIUTE | Upgrade Thermal Element |
| **HOK** | **Kitchen facilities** |  |  |
| HOK325 | New kitchen 5 people | HOK627 | New kitchen 6-7 people |
| HOK810 | New kitchen 8-10 people | HOKBKF | New Bedsit kitchen |
| HOKCHA | Adjust cooker height | HOKCLA | Adjust cooker location |
| HOKCOM | Add cooker/combi micro | HOKFCB | Add food storage cupboards |
| HOKFFR | Add fridge/freezer | HOKSOD | Add sink/dishwasher |
| HOKWKT | Add worktop | HOKCOO | Add cooker |
| HOK115 | New kitchen 11-15 people |  |  |
| **HOS** | **Space standards** |  |  |
| HOSBRA | Undersize single bedroom | HOSBRD | Undersize double bedroom |
| HOSBRR | Undersize bedsit room | HOSPDF | Provide dining space |
| HOSPLS | Provide living space | HOSPRI | Room Restricted |
| HOSPRO | Room prohibited |  |  |
| **HOT** | **Toilets** |  |  |
| HOTWCA | Provide WC | HOTWCC | Separate WC compartment |
| **HOV** | **Ventilation** |  |  |
| HOVPBE | New bathroom extractor fan | HOVPKE | New kitchen extractor fan |
| HOVPTE | New toilet extractor fan | HOVPGV | General provide ventilation |
| HOVPWV | Provide new window |  |  |
| **HOW** | **Water supply** |  |  |
| HOWHAC | Hot and cold supply | HOWHWS | Hot water |
| **HS** | **Standard conditions** |  |  |
| **HSC** | **Certificates** |  |  |
| HSCECP | Electrical safety certificate | HSCECS | Electrical safety certificate submit on expiry |
| HSCELP | Emergency lighting certificate | HSCELS | Emergency lighting submit on expiry |
| HSCEPC | Provide EPC | HSCEPN | EPC provide after licence works |
| HSCFAN | Fire alarm test cert new | HSCFAP | Fire alarm cert - not provided on app |
| HSCFAS | Fire alarm cert submit on expiry | HSCFEP | Fire extinguisher cert |
| HSCFEX | Fire extinguisher cert – submit on exp | HSCFRA | Fire Risk Assessment |
| HSCGSE | GSC submit on expiry | HSCGAS | New GSC |
| HSCGAP | GSC – not provided on application | HSCPTC | PAT certificate - provide |
|  | **Other.....** |  |  |
| HSDFNO | Fire notice | PPMRU1 | Planning permission restriction 1-year licence |
| BREUNW | Building regulations – unauthorised  | HSPS2P | Stage 2 payment |
| CLASTR | Management training (for those we do not have confidence in) | PPMRU5 | Planning permission restriction 2/5-year licence |

# S.257 Licence Condition Codes

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Fire** |  |  |
| **SFA** | **Alarms** |  |  |
| SFAFC2 | Fire alarms with common escape (flats) 2-storey | SFAFC3 | Fire alarms with common escape (flats) 3-storey |
| SFAMAA | Fire alarm system maintenance Gr A | SFAMAD | Fire alarm system maintenance Gr D |
| SFASAI | Smoke alarm install | SFAHAI | Heat alarm install |
| SFASO1 | Fire alarm sounders (Part 1) | SFASO6 | Fire alarm sounders (Part 6) |
| **SFB** | **Fire blanket** |  |  |
| SFBLAN | Fire blanket |  |  |
| **SFD** | **Fire doors** |  |  |
| SFDAAA | Fire door new single | SFDBBB | Fire doors new multiple |
| SFDCCC | Non-fire door replace | SFDDDD | Fire doors new double doors |
| SFDEEE | Fire door no smoke seals (new) | SFDFSC | Fire door add self-closer |
| SFDMCR | Fire doors maintain self-closer | SFDMFT | Fire doors maintain |
| SFDMHD | Non-fire doors maintain (all) | SFDMHE | Non-fire doors maintain (specific) |
| SFDNKS | Fire door notice keep shut | SFDNKL | Fire door notice keep locked |
| SFDSPC | Fire door replace or upgrade  | SFDSAT | Fire door add strips and seals |
| **SFE** | **Escape route** |  |  |
| SFEERS | Emergency escape route signage | SFPUSR | Place of ultimate safety  |
| SFECER | Escape route clear specific items |  |  |
| **SFEL** | **Emergency lighting** |  |  |
| SFELIN | Emergency lighting installation | MFELMA | Emergency lighting maintenance |
| SFELIS | EL install common parts |  |  |
| **SFEW** | **Escape window** |  |  |
| SFEWIV | Means of escape & ventilation | SFEWIN | Escape window install |
| **SFK** | **Keylocks** |  |  |
| SFKEYR | Remove or replace key locks | SFKRKB | Remove break glass key boxes |
| **SFS** |  |
| SFS30M | 30 min protected route | SFSCRS | Commercial/domestic separation |
| SFSFSS | Fire suppression system | SFSPTT | Pipes through ceilings/walls |
| SFSRPT | Remove polystyrene ceiling tiles | SFSSEN | Enclose understairs area |
| SFSSUD | Stairs underdraw | SFSSUL | Understairs cupboard upgrade |
| SFSSUM | Small understairs cupboard upgrade | SFSSUS | Stairs spandrel upgrade |
| SFSUBC | Upgrade basement ceiling | SFSUCE | Upgrade ceiling |
| SFSUIL | Upgrade inset lights | SFSUPD | Replace door with wall |
| SFSUPW | Upgrade walls | SFSUTS | Upgrade Transom lights |
| SFSULH | Upgrade loft hatch | SFSECU | Enclose consumer unit |
| SFSBTF | Between flats |  |  |
|  | **Maintenance/Management** |  |  |
| **SMA** | **General maintenance conditions** |  |  |
| SMAAAA | General repairs | SMACCC | General cleaning |
| **SMC** | **Cleaning** |  |  |
| SMCLTI | Clean tiles |  |  |
| **SMD** | **Damp & Mould** |  |  |
| SMDAMP | Investigate damp | SMDMRE | Remove mould |
| **SME** | **Electrical safety** |  |  |
| SMEEEE | Maintain electrics | SMEMAC | Meter Access |
| SMEBLF | New bulkhead light fitting | SMENDL | New diffusion light fitting |
| SMEALF | Alterations to light fittings | SMEOLF | Outside Lighting |
| **SMF** | **Floors** |  |  |
| SMFFRR | Carpet renew/replace | SMMFCR | Floor covering replace |
| **SMG** | **Guarding** |  |  |
| SMGPGD | Provide guarding | SMGPSG | Provide Safety Glazing |
| SMGWGR | Provide window guarding/restriction | SMGRGD | Repair guarding |
| **SMH** | **Handrails** |  |  |
| SMHPHR | Provide handrail | SMHRHR | Repair handrail |
| **SMP** | **Plaster & Paint** |  |  |
| SMPAIN | Repaint | SMPLAS | Re-plaster |
| SMPRCR | Repair cracking (structural) | SMPACM | Investigate asbestos |
| **SMR** | **Rubbish & Bins** |  |  |
| SMRACC | Remove rubbish | SMRBIN | Provide bins (in &out) |
| SMRREF | Provide refuse storage facilities |  |  |
| **SMV** | **Ventilation & Windows** |  |  |
| SMVMVM | Maintain mechanical extract | SMVOHW | Overhaul windows |
| SMVPOG | Provide obscured glazing | SMVR1W | Repair 1 window |
| SMVRWL | Replace window latch |  |  |
| **SMY** | **Yards, Gardens & Outbuildings** |  |  |
| SMYFEN | Fence replacement | SMYGAR | Garden maintenance |
| SMYOBD | Outbuilding demolish | SMYOBF | Outbuilding facilities remove and restrict use |
| SMYOBM | Outbuilding maintain | SMYOBR | Outbuilding restricted |
| SMYRGO | Rainwater goods overhaul | SMYRWC | Remove and seal outside toilet |
| SMYFER | Fence/wall Repair | SMYOLF | Outside lighting |
| SMYRWC | Remove outside WC |  |  |
| **SMZ** | **ASB/noise** |  |  |
| SMZASB | Reduce ASB | SMZNOI | Reduce noise |
| **SO** | **Amenities & Facilities** |  |  |
| **SOB** | **Bathrooms** |  |  |
| SOBWHB | Additional WHB |  |  |
| **SMK** | **Electrical sockets** |  |  |
| SMKSKT | Kitchen sockets | SMKSLA | Additional sockets (bed or living room) |
| **SOH** | **Heating** |  |  |
| SOHADD | Provide heating specific additional | SOHALL | Provide heating to all |
| SOHTRV | Provide TRVs | SMEHCA | Heating control access |
| SMEMET | Meter Access |  |  |
| **SOI** | **Insulation** |  |  |
| SOILIP | Loft Insulation Provide | SOIUTE | Upgrade Thermal Element |
| **SOK** | **Kitchen facilities** |  |  |
| SOK325 | New kitchen 5 people | SOKBKF | New Bedsit kitchen |
| SOKCHA | Adjust cooker height | SOKCLA | Adjust cooker location |
| SOKCOM | Add cooker/combi micro | SOKFCB | Add food storage cupboards |
| SOKFFR | Add fridge/freezer |  |  |
| SOKWKT | Add worktop | SOKCOO | Add cooker |
| **SOS** | **Space standards** |  |  |
| SOSBRA | Undersize single bedroom | SOSBRD | Undersize double bedroom |
| SOSBRR | Undersize bedsit room | SOSBRC | Allow children only |
| SOSPLS | Provide living space | SOSPRI | Room Restricted |
| SOSPRO | Room prohibited | SOS257 | Number of occupants per flat |
| **SOV** | **Ventilation** |  |  |
| SOVPBE | New bathroom extractor fan | SOVPKE | New kitchen extractor fan |
| SOVPTE | New toilet extractor fan | SOVPGV | General provide ventilation |
| SOVPWV | Provide new window |  |  |
| **SOW** | **Water supply** |  |  |
| SOWHAC | Hot and cold supply | SOWHWS | Hot water |
| **SS** | **Standard conditions** |  |  |
| **SSC** | **Certificates** |  |  |
| SSCECP | Electrical safety certificate | SSCECS | Electrical safety certificate submit on expiry |
| SSCELP | Emergency lighting certificate | SSCELS | Emergency lighting submit on expiry |
| SSCEPC | Provide EPC | SSCEPN | EPC provide after licence works |
| SSCFAN | Fire alarm test cert new | SSCFAP | Fire alarm cert - not provided on app |
| SSCFAS | Fire alarm cert submit on expiry | SSCFEP | Fire extinguisher cert |
| SSCFEX | Fire extinguisher cert – submit on exp | SSCFRA | Fire Risk Assessment |
| SSCGSE | GSC submit on expiry | SSCGAS | New GSC |
| SSCGAP | GSC – not provided on application | SSCPTC | PAT certificate - provide |
|  | **Other.....** |  |  |
| SSDFNO | Fire notice | SPMRUS | Planning permission restriction |
| SREUNW | Building regulations – unauthorised  | SSPS2P | Stage 2 payment |
| CLASTR | Management training (for those we do not have confidence in) |  |  |