



2025 – Management Plan



Management Plan for 20 BUSBY PLACE, CAMDEN

EXECUTIVE SUMMARY

AMS Housing continues to manage and maintain 20 Busby Place, Camden as a high-quality, fully serviced house of multiple occupation. The revised plan reflects recent adaptations to support a more community-focused, professional environment with enhanced facilities, in line with planning and licensing objectives.

NEW SETUP OVERVIEW

The property will now operate as a 9-room HMO. The two bedrooms located on the lower ground floor are currently in the process of being removed to make way for enhanced communal and amenity spaces, contributing to a more balanced and high-quality living environment for all residents.

KEY FEATURES OF THE UPDATED MANAGEMENT PLAN

- **On-Site Oversight and Support**
 - A dedicated on-site contact is present daily to oversee the running of the property.
 - 24-hour support is available to handle any issues or concerns raised by occupants, visitors, or neighbours.
- **Professional Standards for Occupants**
 - All occupants are professionally referenced and interviewed to ensure compatibility with the community ethos.
 - Anti-social behaviour is strictly monitored and controlled under a clear code of conduct.
- **Daily Maintenance and Cleanliness**
 - Communal areas, including bathrooms and shared spaces, are cleaned daily by our in-house team.
- **Enhanced Communal Facilities**
 - **Working Office Space:**
A new co-working space is being developed in the lower ground floor area. This space will include workstations with ergonomic desks and chairs, high-speed WiFi, power outlets, a printer/scanner, and a coffee station—providing a quiet, professional environment for remote work and study.
 - **On-Site Gym:**
The remaining area in the lower ground floor will be converted into a fitness zone, equipped with gym mats, weights, and workout equipment to support occupant wellbeing and encourage a healthy lifestyle.
- **Fire Safety and Compliance**
 - A Fire Risk Assessment has been conducted by a certified officer. All identified risks are either mitigated or are in the process of being addressed.
 - The reduction in bedrooms and increase in shared space enhances safety and comfort.
- **Neighbour and Community Relations**
 - We have developed and now maintain excellent relationships with all surrounding neighbours, which helps ensure peaceful coexistence and supports future planning and licensing applications.



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