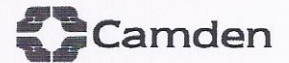


Housing Act 2004

Licence for a House in Multiple Occupation



The London Borough of Camden approved the application to operate a house in multiple occupation and hereby grant a Licence under section 64 Housing Act 2004 in respect of: -

Ornan Court, 2 Ornan Road, London, NW3 4PT

1. This Authority is satisfied that the most appropriate person to be the licence holder is

To **Ornan Court Ltd**
of **7 Golders Park Close London NW11 7QR**

2. The named person having responsibility for the management of the licensed premises is **Mr Steven Martin**
3. The maximum permitted number of persons allowed to occupy the property is **80 (Eighty)**
4. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.

Licence Issue Date: **26 October 2009**

Licence Expiry Date: **25 October 2014**

Signed:

.....
A handwritten signature in black ink, appearing to read 'Steven Martin', written over a dotted line.

On behalf of the London Borough of Camden

Schedule of licence conditions

Address: Ornan Court, 2 Ornan Road, London NW3 4PT

1	Use and occupation of the house
----------	--

Bedsit 106	First floor, back left	17.33m ²	1	80	(Please see page 7)
Bedsit 104	First floor, back middle	10.13m ²	1		
Bedsit 102	First floor, back middle right	13.61m ²	1		
Bedsit 108	First floor, back middle left	12.07m ²	1		
Bedsit 110	First floor, back middle	11.32m ²	1		
Bedsit 112	First floor, back right	18.29m ²	1		
Bedsit 111	First floor, front right	17.80m ²	1		
Bedsit 109	First floor, front left	13.35m ²	1		
Bedsit 107	First floor, front left	11.04m ²	1		
Continued on next page					

SCHEDULE OF PERMITTED OCCUPATION

Lets	Location	Area (m ²) on Plans submitted	Current occupiers (Persons)	Max No of Permitted Persons	Comments
Office	Ground floor, front middle right	9.29m ²	0	0	This room is designated as an office and cannot be used for sleeping accommodation.
Bedsit G1	Ground floor, front middle left	10.59m ²	1	80	(Please see page 7)
Bedsit G3	Ground floor, front right middle	13.90m ²	1		
Bedsit G5	Ground floor, front left	16.41m ²	1		
Bedsit G6	Ground floor, back left	17.33m ²	1		
Bedsit G4	Ground floor, back middle left	9.93m ²	1		
Bedsit G2	Ground floor, back middle right	12.95m ²	1		
Bedsit G9	Ground floor, front middle	13.95m ²	1		
Bedsit G11	Ground floor, front right	18.58m ²	1		
Bedsit G12	Ground floor, right middle	18.01m ²	1		
Bedsit 103	First floor, front left middle	14.09 m ²	1		
Bedsit 105	First floor, front left	16.41 m ²	1		

Continued on next page

Bedsit 203	Second floor, front left middle	13.75m ²	1	80	(Please see page 7)
Bedsit 205	Second floor, front left	16.53m ²	1		
Bedsit 206	Second floor, back left	17.36m ²	1		
Bedsit 204	Second floor, back left middle	10.46m ²	1		
Bedsit 202	Second floor, back middle	14.34m ²	1		
Bedsit 208	Second floor, back middle	12.07m ²	1		
Bedsit 210	Second floor, back right middle	12.00m ²	1		
Bedsit 212	Second floor, back right	18.50m ²	1		
Bedsit 211	Second floor, front right	17.69m ²	1		
Bedsit 209	Second floor, front middle	13.31m ²	1		

Continued on next page

Bedsit 207	Second floor, front middle left	11.05m ²	1	80	(Please see page 7)
Bedsit 303	Third floor, front left middle	13.75m ²	1		
Bedsit 305	Third floor, front left	16.53m ²	1		
Bedsit 306	Third floor, back left	17.36m ²	1		
Bedsit 304	Third floor, back left middle	10.46m ²	1		
Bedsit 302	Third floor, back middle	14.34m ²	1		
Bedsit 308	Third floor, back middle	12.07m ²	1		
Bedsit 310	Third floor, back right middle	12.00m ²	1		
Bedsit 312	Third floor, back right	18.50m ²	1		
Continued on next page					

Bedsit 311	Third floor, front right	17.69m ²	1	80	(Please see page 7)
Bedsit 309	Third floor, front right middle	13.31m ²	1		
Bedsit 307	Third floor, front middle	11.05m ²	1		
Bedsit 401	Fourth floor, front middle	13.57m ²	1		
Bedsit 403	Fourth floor, front left middle	12.90m ²	1		
Bedsit 405	Fourth floor, front left	14.11m ²	1		
Bedsit 406	Fourth floor, back left	14.25m ²	1		
Bedsit 402	Fourth floor, back middle	11.19m ²	1		
Bedsit 408	Fourth floor, back middle	10.15m ²	1		
Continued on next page					

Bedsit 410	Fourth floor, back right middle	11.61m ²	1
Bedsit 412	Fourth floor, back right	15.62m ²	1
Bedsit 411	Fourth floor, front right	13.37m ²	1
Bedsit 39	Fourth floor, front right middle	11.67m ²	1
Bedsit 407	Fourth floor, front middle	12.49m ²	1
Bedsit 501	Bedroom	16.72m ²	1
	Living room	25.47m ²	
Bedsit 502	Bedroom	18.46m ²	1
	Living room	18.65m ²	
TOTAL: Current occupiers in property - as per submitted HMO Licensing application form.			55
TOTAL: Maximum No of Permitted Persons in property.			80

All bedsits have exclusive ensuite shower and WC facilities, plus wash-hand basin.

Bedsits 501 and 502 are each two-room lets with ensuite bathrooms (with WC and wash basin). Each can be occupied by up to two persons.

Bedsits G1, G4, 104, 204, 304 and 408 are each large enough to be occupied by one person.

All other bedsits are large enough to be occupied by two persons.

There are six shared kitchens, each containing two-sets of cooking facilities, plus a shared kitchen-diner containing three sets of cooking facilities. There is a further shared kitchen containing one set of cooking facilities. These are suitable for use by up to 80 (eighty) persons.

Therefore, the maximum permitted number of occupants is restricted by the available cooking facilities.

80

- a. The number of persons living in the house/parts of the house shall not exceed the maximum number of permitted persons specified in the Schedule of Permitted Occupation (above).

This Condition to be applicable upon the expiry of one calendar year from the issue date of the licence.

Under section 72 (2) of the Housing Act 2004 the person having control of the licensed HMO commits an offence if they knowingly permit another person to occupy the house, and this results in the house being occupied by more persons than is specified in the Schedule of Permitted Occupation.

Allowing a HMO to be occupied by more persons than a licence specifies can result in a maximum fine of £20,000.

- b. You are required to notify the London Borough of Camden in respect of any works undertaken at the property as this may require a variation of the HMO Licence.
- c. The licence holder/manager is prohibited from allowing a new resident to occupy the house and/or parts of the house if: -
- that occupation exceeds the maximum number of permitted persons in the house or,
 - that occupation exceeds the maximum number permitted for any unit of accommodation

NB: A new occupier cannot move into the property where this would breach the maximum permitted number of persons. However, an existing tenant can remain in occupation and is not affected by this condition.

Once the existing occupier has vacated, the room cannot be re-let unless works to remedy the deficiencies which affect the maximum permitted number of persons have been undertaken.

This condition comes into force one year after the licence is issued, so the "existing" tenant is the person occupying the HMO 12 months after the licence is issued.

The London Borough of Camden requires HMO licence holders to provide a list of all occupiers on a 12 months basis.

a.

The licence holder shall ensure that the property is in compliance with the London Borough of Camden's Minimum HMO Standards and the Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (Schedule 3) as amended.

Under section 72 (3) of the Housing Act 2004 the licence holder commits an offence if they fail to comply with any condition of the licence.

THE FOLLOWING DEFICIENCIES, IDENTIFIED FROM THE LICENCE APPLICATION, ARE TO BE ADDRESSED WITHIN 2 YEARS FROM THE DATE OF ISSUE OF THE LICENCE TO ACHIEVE COMPLIANCE.

Deficiencies	Location
Separate shower room compartments do not meet the space standard.	<ul style="list-style-type: none"> • Separate shower cubicle for Bedsit G1 (ground floor) • Separate shower cubicle for Bedsit 207 (second floor) • Separate shower cubicle for Bedsit 307 (third floor)

- b. The licence holder shall arrange for access to be granted at any reasonable time for the purpose of inspection to ensure compliance with licence conditions.

Under section 241 of the Housing Act 2004 Obstructing any authorised Local Authority officer from performing their duties under the Act is an offence.

- c. The licence holder shall ensure the property is maintained in reasonable repair and there is full compliance with The Management of Houses in Multiple Occupation (England) Regulations 2006.
- d. The licence holder shall ensure that a notice is displayed in a prominent position in the common parts of the house; containing the name, address and telephone number of the licence holder and described as such.
- e. The licence holder shall if required by written notice provide the London Borough of Camden with the following particulars as may be specified in the notice with respect to the occupancy of the house:
- The names and numbers of individuals and households accommodated;

specifying the parts of the property they occupy within the property.

The details should be provided within such time as may be specified by the London Borough of Camden.

- f. The licence holder shall supply the occupiers of the house a written statement of the terms on which they occupy the house.
- g. The licence holder shall inform the London Borough of Camden of any material changes affecting the licence holder or the management/ownership of the house. No alterations or actions that may affect the licence or licence conditions shall be made without the prior written consent of the London Borough of Camden.
- h. The licence holder shall take all reasonable and practicable steps to prevent or reduce antisocial behaviour by persons occupying or visiting the house. All complaints of anti-social behaviour by occupants or their visitors made by other occupants or neighbours shall be investigated and the appropriate action taken.
- i. The licence holder shall, if requested in writing, provide the London Borough of Camden with evidence of appropriate management practice and procedures to address any anti-social behaviour that may arise. The details should be provided within such time as may be specified by The London Borough of Camden.
- j. The written statement provided to occupiers on their terms of occupancy shall include an express prohibition on anti-social behaviour that causes a nuisance or annoyance to other occupiers and a warning that breach of that prohibition could lead to possession proceedings. The licence holder shall inform and consult with the London Borough of Camden regarding the commencement of any possession proceedings the grounds for which include nuisance or anti-social behaviour.
- k. The licence holder of the house shall upon the request of the London Borough of Camden attend such training courses as required in relation to any applicable Code of Practice approved under the provisions of the Housing Act 2004 section 233.

3

Gas/electrical and furniture safety

- a. Where a gas supply is provided the licence holder shall submit to the London Borough of Camden annually for their inspection a current gas safety certificate obtained within the last 12 months in respect of all gas installations and appliances in the house. Copies shall also be given to the occupants of the house.
- b. The licence holder shall ensure that furniture and all electrical appliances made available in the house are in a safe condition. There should be a regular system of inspection of all such appliances and furniture to determine condition.
- c. All upholstered furniture and covers and fillings of cushions and pillows should comply with the requirements of the Furniture and Furnishings (Fire)(Safety) Regulations 1988 (amended 1989 & 1993)
- d. A declaration as to the safety of such appliances and furniture shall be supplied to the London Borough of Camden on request and copies made available to occupants of

the house.

- e. Inspections of gas and electrical appliances shall be carried out by a suitably qualified person. The London Borough of Camden shall be informed of any remedial works required and any such works shall be carried out within a time period as agreed with the London Borough of Camden.

4 Fire Safety

- a. Provision of smoke alarms in the house:

THIS HMO IS FITTED WITH SMOKE ALARMS

The presence of smoke alarms or completion of any works necessarily carried out as a consequence of this condition shall not prevent any later fire safety works that may be required under the provisions of the Licensing and Management of HMOs and Other Houses (Miscellaneous Provisions)(England) Regulations 2006 or for the enforcement of housing standards provided for in Part 1 of the Housing Act 2004. These works may include provision of a Fire Protected Escape Route, Emergency Lighting, Automatic Fire detection System meeting BS 5839, and Fire Fighting Equipment.

- b. The licence holder shall ensure that any smoke alarms installed in the house are kept in proper working order. Upon request a declaration shall be supplied to the London Borough of Camden as to the condition and positioning of such alarms.
- c. The licence holder shall upon written request, submit to the London Borough of Camden all current inspection report/test certificates for any automatic fire alarm system, and emergency lighting provided in the house.

5 General

Supplying false or misleading information to the Council can result in a maximum fine of up to £5,000.

Under section 72 (2) of the Housing Act 2004 the person having control of the licensed HMO commits an offence if they knowingly permit another person to occupy the house, and this results in the house being occupied by more persons than is specified in the Schedule of Permitted Occupation. Allowing a HMO to be occupied by more persons than a licence specifies can result in a maximum fine of £20,000.

Under section 72 (3) of the Housing Act 2004 the licence holder commits an offence if they fail to comply with any condition of the licence.

Any breach of a licence condition can result in a maximum fine of £20,000.

Under section 241 of the Housing Act 2004, obstructing any authorised Local Authority officer from performing their duties under the Act is an offence and can result in a fine of up to £2,500.