

FORM 6

Ref: 2791

**HOUSING ACT 1985
SECTION 352**

**NOTICE TO EXECUTE WORKS TO MAKE A HOUSE IN MULTIPLE OCCUPATION FIT
FOR A NUMBER OF OCCUPANTS.**

TO: Mr Steven Arnold Breslaw,**OF: Capital Apartments, 1 Frognal Parade, 158 Finchley Road, London, NW3 5HH.**

1. You are the person [having control of] ~~[managing]~~ the house in multiple occupation known as : 159 Fordwych Road London NW2 3NG.

("the house").

2. In the opinion of the London Borough of Camden Council, the house fails to meet such of the requirements in section 352(1A) of the Housing Act 1985 as are set out in Schedule 1 to this notice and, having regard to the number of [individuals] [and] [households] for the time being accommodated there by reason of that failure, the house is not reasonably suitable for occupation by those individuals or households.

3. In the opinion of the Council, the works specified in Schedule 2 to this notice will make the house reasonably suitable for ~~[occupation by the individuals and households for the time being accommodated there]~~ [occupation by 20 [individuals] [and] 11 [households], being the number which, in the opinion of the Council, the house could reasonably accommodate if the works were carried out].

4. Under section 352(4) of the Act the Council require you to carry out the works and to begin them not later than the 7 day of ~~November 2007~~ and to complete them within the period of **60 DAYS** of that date.

SCHEDULE 1

Requirements in section 352(1A) of the Housing Act 1985 which the house fails to meet
-SEE ATTACHED SHEET

SCHEDULE 2

Specification of works to be carried out

Date 9 August 2007

Signed.....

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Authorised officer

Kevin Askew
Operations Manager
Environment Department
London Borough of Camden
Argyle Street
London WC1H 8EQ.

Housing Act 1985 – section 352

159 Fordwych Road London NW2 3NG

LONDON BOROUGH OF CAMDEN
ENVIRONMENTAL HEALTH TEAM
ENVIRONMENT DEPARTMENT

HOUSING ACT 1985 – SECTION 352

SCHEDULE 1

Requirements of section 352 of the Housing Act 1985 which have not been met at:

159 Fordwych Road London NW2

requirements:

there are satisfactory facilities for the storage, preparation and cooking of food including an adequate number of sinks with a satisfactory supply of hot and cold water.

it has, for the exclusive use of occupants, an adequate number of suitably located fixed baths or showers and wash-hand basins each of which is provided with a satisfactory supply of hot and cold water;

subject to section 365, there are adequate means of escape from fire; and

there are adequate other fire precautions.

**LONDON BOROUGH OF CAMDEN
ENVIRONMENTAL HEALTH TEAM
ENVIRONMENT DEPARTMENT**

HOUSING ACT 1985 – SECTION 352

Schedule 2 : Schedule of works to be executed at:

159 Fordwych Road London NW6 3NG.

in accordance with the accompanying notice served under Section 352 of the above mentioned Act.

DIRECTIONS/CONVENTIONS (RIGHT-LEFT ETC)

References to the right hand or left hand sides of the premises are to be taken to indicate those sides of the premises as viewed from the opposite side of the street when facing the building.

FACILITIES FOR THE STORAGE PREPARATION AND COOKING OF FOOD

First Floor Left Hand Middle Room (Room 9), adjacent to the existing kitchen.

- 1.0 Resite one set of kitchen facilities from the existing kitchen on the first floor to room 9. The level of facilities to be provided are as follows.
- 2.0 A suitable sink with integral drainer or double bowl, of minimum overall size 1000mm x 600mm, set onto a base unit, complete with all fixtures and fittings including taps, 38mm minimum diameter waste pipe, 75mm deep seal trap, plug and chain. The sink is to be sited in a convenient position within the room close to the worktop so as to allow safety in use.

Connect cold tap to new or existing piped wholesome water supply, suitable for drinking purposes, either direct from rising main or from cistern which complies with the requirements of "Thames Water" for drinking water supplies with adequate rate of flow (minimum 13.5 litres/minute). Connect hot tap to new or existing appliance for the provision of a constant supply of hot water at adequate rate of flow.

Connect waste pipe via deep deal trap to new or existing waste drainage system fully in accordance with current Building Regulations. Test and leave in proper working order on completion. Provide a tiled splashback to the sink and drainer of minimum height 450mm. Grout splashback with waterproof grout, run waterproof fillet and leave in watertight condition on completion.

159 Fordwych Road London NW2 3NG

Room 10(first floor back left hand room) : 2 persons living as 1 household.

Room 11(first floor back addition right hand room) : 2 persons living as 1 household.

Room 12(first floor back right hand room) : 2 persons living as 1 household.

Room 13(first floor right hand middle room) : 1 person living as 1 household.

Dry Goods Storage.

- 10.0 Having regard to the rooms listed in 9.0 above together with the relevant households sizes provide dry goods storage in the shared kitchens as per the following standard ie 1 or 2 person households : a 900mm high double wall unit or equivalent (approx. 0.3 m3 or 9 cubic feet) , 3 to 5 person households : as above plus an additional single wall unit.

The dry goods storage cupboard is to be clearly marked with the respective room number and be lockable.

Provision of wash hand basins

- 11.0 Provide and properly fix in a suitable and convenient position within each of the rooms listed immediately below, a suitable wash hand basin of minimum dimensions 500mm x 400mm complete with all fixtures and fittings including bearers, taps, plug and chain. Provide and run 32mm minimum diameter waste pipes including 75mm deep seal traps. Connect cold taps to new or existing piped cold water supply with adequate rate of flow. Connect hot taps to new or existing appliance(s) for the provision of a constant supply of hot water with adequate rate of flow. Connect waste pipes via deep seal trap to new or existing waste drainage system fully in accordance with current Building Regulations. Test and leave in proper working order on completion. Provide and fix a glazed tile splashback to each wash hand basin of minimum height 300mm. Grout splashbacks with waterproof grout, run waterproof fillets and leave in watertight condition on completion.

Rooms: **Room 4** ground floor back right hand room
Room 13 first floor middle right hand room

WORKS REQUIRED TO PROVIDE ADEQUATE MEANS OF ESCAPE FROM FIRE AND OTHER FIRE PRECAUTIONS

Upgrading specific existing doors.

- 12.0 Carry out the following works to the ironmongery to the doors listed immediately below to achieve a standard of fire resistance of 30 minutes when tested to BS 476 Parts 22, 23 and 31.1. Remove the existing mortice locks from the doors and replace with locks in accordance with appendix 1