

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: -

11 Dennington Park Road London NW6 1BB

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

To **Dogma Investments Limited**
of **Churchill House Suite 301 120 Bunns Lane Mill Hill**
London NW7 2AS

2. The named person having responsibility for the management of the licensed premises is **[not applicable]**
3. The maximum permitted number of persons allowed to occupy the property is **15 (Fifteen)**
4. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.

Licence Issue Date: **4 June 2013**

Licence Expiry Date: **3 June 2018**

Signed:

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On behalf of the London Borough of Camden

Schedule of licence conditions

Address: 11 Dennington Park Road, London, NW6 1BB

1	Use and occupation of the house
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SCHEDULE OF PERMITTED OCCUPATION					
Lets	Location	Area (m ²) on Plans submitted	Current occupiers (Persons)	Max No of Permitted Persons	Comments
Bedsit 1	Basement Rear Left	25.5	1	5	The basement is separate to the rest of the HMO. There are kitchen facilities in bedsits 1, 2 and 3. Bedsits 1, 2 and 3 each have sufficient space for two persons. There is one bathroom (bath only) and one WC compartment. Therefore the maximum permitted number for this part of the premises is 5. This is determined by the bathroom facilities.
Bedsit 2	Basement Rear Right	17.9	1		
Bedsit 3	Basement Front Right	14.3	1		
Bedsit 4	Ground Floor Rear Left	11.6	1	10	There are kitchen facilities in bedsits 4, 5, 6, 7, 8, 10/11. Bedsit 4 has sufficient space for one person, Bedsits 5, 6, 7, 8, 10/11 each have sufficient space for two persons. There is one bathroom with WC and bath and one WC compartment on the first floor and one bathroom with WC and bath on the ground floor. These are sufficient for 10 people Therefore the maximum permitted number for this part of the premises is 10 as determined by the available bathroom facilities.
Bedsit 5	Ground floor Rear Right	22.4	1		
Bedsit 6	Ground Floor Front	20.1	1		
Bedsit 7	First Floor Rear Left	12.1	1		
Bedsit 8	First Floor Rear Right	22.3	1		
Bedsit 10/11	Second Floor Rear Right	16.7	1		
Bedsit 12	Second Floor Front	19.1	1	0	The separate kitchen is too small (3.2m ²)
Bedsit 9	First Floor Front	21.3	1	0	The separate kitchen is too small (2.4m ²)
TOTAL: Current occupiers in property - as per submitted HMO Licensing application form.			11		
TOTAL: Maximum No of Permitted Persons in property.				15	

a. 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.

A “new resident” is a person not in occupation at the date the licence is issued/varied.

Note: This condition does not apply to persons in occupation at the date the licence is issued/varied.

The kitchens to bedsits 9 and 12 are undersized and the bedsits must not be re let once the current occupiers leave i.e. Bedsit 9 Ms Sandra Crisp and Bedsit 12 Miss Funda Catal.

b. The works to upgrade the kitchens, to the minimum HMO standards and the works to upgrade the insulation to the walls to meet the minimum HMO standards shall be carried out once the current occupier of each room leaves i.e.

Flat 1 Mr J Costa

Flat 2 Mr D Sartorelli

Flat 3 Mr M Raphaelson

Flat 4 Mr M Bogacz

Flat 5 Mr A Gould

Flat 6 Ms M Makhazni

c. The London Borough of Camden requires HMO licence holders to provide a list of all occupiers at 12 monthly intervals.

d. 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.

2 Management/letting arrangements of the house

- 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 COMPLIANCE INSPECTION ARE TO BE ADDRESSED WITHIN THREE MONTHS OF THE DATE OF THE VARIED LICENCE

Deficiencies	Location
Supply of hot water to the bath and wash hand basin is interrupted. Wash hand basin is too small.	GF bath and WHB
No mechanical ventilation to bathrooms and WC compartment	Basement bathroom and WC compartment, ground floor bathroom
No mechanical ventilation to bedsits with kitchens/kitchen facilities within the room	Bedsits 9 and 12
Damaged/worn kitchen work surface/ insufficient worktops area/insufficient food storage/insufficient splash backs	Bedsit 9
Inadequate thermal insulation to the roof of the building	Bedsit 12, and SF kitchen
Inadequate thermal insulation to the walls of the building	Front wall to Bedsit 9, wall and timber partition below and above the window to bedsit 9. Rear wall to bedsit 8. Front wall to bedsit 12 and separate kitchen.

THE FOLLOWING DEFICIENCIES ARE TO BE ADDRESSED WHEN THE CURRENT TENANTS VACATE THEIR ROOMS (see condition b above)

Deficiencies	Location
No mechanical ventilation to bedsits with kitchens/kitchen facilities within the room	Bedsits 1,2,3,4,5 &6
Damaged/worn kitchen work surface/ insufficient worktops area/insufficient food storage/insufficient splash backs	Bedsits 1,2,3,4,5 &6
Oven not secured	Bedsits 1,2,4,5, and 6

No oven	Bedsit 3
Cooking rings not secured/at work top level	Bedsits 1,2,3,4,5 and 6
Inadequate thermal insulation to the walls of the building	Rear wall to Bedsits 1 and 2 and front wall to bedsit 3, the WC and flank wall to the basement bathroom. Rear walls to Bedsits 4 and 5 and front wall to bedsit 6 and the GF bathroom.

- 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:

There are smoke alarms in the property

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	
	<p>Supplying false or misleading information to the Council can result in a maximum fine of up to £5,000.</p> <p>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.</p> <p>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.</p> <p>Any breach of a licence condition can result in a maximum fine of £20,000.</p> <p>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.</p>