

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: -

33 Bayham Street London NW1 0AA

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

To **Mr Theo Constanti**
of **58 Windsor Drive East Barnet Herts EN4 8UD**

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 **7 (Seven)**
4. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.

Licence Issue Date: **18 September 2014**

Licence Expiry Date: **17 September 2019**

Signed:

.....
On behalf of the London Borough of Camden

Schedule of licence conditions

Address: 33 Bayham Street London NW1 0AA

1

Use and occupation of the house

SCHEDULE OF PERMITTED OCCUPATION					
Letting	Location	Floor Area (m ²) of Letting	Current occupiers (Persons)	Max No of Permitted Persons	Comments
FLAT A self-contained Ground floor and basement flat.	Basement Bedroom.	11.7 m ²	2	2	Flat A is a self-contained one bedroom flat occupied by a single household. The number of permitted persons in this part of the HMO is in accordance with guidance on Part 1 of the Housing Act 2004. The remote room entered from the basement bedroom is not suitable for use as sleeping accommodation (floor area 5.6 m ²)
	Ground floor Living room with Kitchen.	13.9 m ²			
FLAT B	First floor rear	13.0 m ²	1	1	Flat B is a self-contained studio flat and has sufficient space, kitchen, bathroom and toilet facilities to be occupied by a maximum of one person.
FLAT C	First floor, front	18.6 m ²	1	2	Flats C and D are studios incorporating kitchen facilities, and are each large enough to be occupied by two persons.
FLAT D	Second floor	18.6 m ²	1	2	
TOTAL: Current level of occupation – from inspection of property on May 21 st 2014.			5		
TOTAL: Maximum Number of Permitted Persons in property.					

- 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

- b. The London Borough of Camden requires HMO licence holders to provide a list of all occupiers at 12 monthly intervals.
- c. You are required to notify the London Borough of Camden of any works which would result in the change of the accommodation provided or effect the licence conditions

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.

- 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. Any material change of circumstances in respect of the Licence holder, manager or anyone else involved with the property, the property itself or its management must be notified to the Local Authority within seven days of such a change occurring.
- 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.
- 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 property is provided 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

	<p>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>
--	---

Ref: hmo018 Lu: 100907