

Date: 15 August 2017
Our Reference: Misc. Act./053395
Your Reference:
Direct Phone Number: 020 7974 5969
Contact: Lloyd Riley
E-mail: hmolicensing@camden.gov.uk

Private Sector Housing
supporting people
London Borough of Camden
8th floor, 5 Pancras Square
Town Hall
Judd Street
London
WC1H 9JE

Tel: 020 7974 4444 (Switchboard)
DX: 2106 Euston
E-mail: hmolicensing@camden.gov.uk
www.camden.gov.uk

Please quote our reference in any correspondence

Mr Dinesh Bakhda
9 Carleton Gardens
Brecknock Road
London
N19 5AQ

Dear Mr Bakhda

Additional HMO Licence
Notice Granting Licence

Address: Upper Flat 5 Brecknock Road London Greater London N7 0BL

I write further to the application for a HMO Licence for the above property. Please find enclosed the following documents, which you should read very carefully;

- HMO Licence including conditions (copy)
- Notice granting HMO licence setting out:
 - (i) the reasons for deciding to grant the licence and the date on which the decision was made,
 - (ii) the right of appeal against the decision under Part 3 of Schedule 5 of the Housing Act 2004; and
 - (iii) the period within which an appeal may be made.

A copy of the above information has been sent to the applicant, licence holder and all relevant person(s).

Please note that the property will be inspected for compliance with the conditions attached to this licence. It is important you read all attached documentation carefully. Should you have any questions regarding your HMO licence please contact the HMO licensing team.

Yours sincerely,



Lloyd Riley
Private Sector Housing

Martin Pratt
Executive Director

LONDON BOROUGH OF CAMDEN**HOUSING ACT 2004
Schedule 5, Part 1 (7)****Notice granting a Licence for a House in Multiple Occupation**

To Mr Dinesh Bakhda
Of 9 Carleton Gardens
Brecknock Road
London
N19 5AQ

The London Borough of Camden, as required under Schedule 5 (7) of the Housing Act 2004, give notice that a Licence for a House in Multiple Occupation has been granted at

Upper Flat 5 Brecknock Road London Greater London N7 0BL

The decision to grant the licence was made on **15 August 2017**

The reasons for the decision are:

1. the house falls within the definition of a licensable HMO;
2. the house is reasonably suitable for occupation by not more than the maximum number of households or persons specified in the application or some other maximum number decided by the authority or it can be made so suitable by the imposition of conditions;
3. the proposed licence holder is judged to be a fit and proper person to be the licence holder;
4. the proposed licence holder is the most appropriate person to be the licence holder;


Under Schedule 5, Part 3 of the Housing Act 2004, you have the right of appeal against the decision to grant a licence and in particular any conditions of the licence.

If you wish to make an appeal you must contact the HM Courts & Tribunals Service within 28 days of the decision being made.

HM Courts & Tribunals Service First-tier Tribunal (Property Chamber) 10 Alfred Place,
London, WC1E 7LR

Tel: 020 7446 7700 Fax: 01264785060

Email: rplondon@hmcts.gsi.gov.uk

Signed 
Authorised officer on behalf of the Council

Date: 15 August 2017

Contact Officer: Lloyd Riley
Tel: 020 7974 5969

Licensed landlord

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 within the Additional HMO Licence Scheme under section 64 Housing Act 2004 in respect of:

Upper Flat 5 Brecknock Road London Greater London N7 0BL

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

To **Mr Dinesh Bakhda**
Of **9 Carleton Gardens Brecknock Road London N19 5AQ**

2. The maximum permitted number of persons allowed to occupy the property is 5.
3. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.
4. The required works identified during the inspection to achieve compliance with condition 1 of this licence are detailed in the attached schedule of works. These works must be completed within the timescales specified on the schedule of works.

Licence Issue Date: **15 August 2017**

Licence Expiry Date: **8 December 2020**

Signed:

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

**SCHEDULE OF PERMITTED OCCUPATION FOR THIS HMO
BASED ON FLOOR AREA AND THE AVAILABLE KITCHEN, BATHING AND WC FACILITIES**

The maximum permitted number for the property is determined by the lowest figure from the tables that can be found at the end of this document.

Maximum Permitted Number for Property

5

**WAIVER
GRANTED**

The requirement for wash hand basins in bedrooms.

Schedule of licence conditions

1. 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.
2. The licence holder shall ensure that the property is in compliance with the London Borough of Camden's Minimum HMO Standards. The works required to achieve this are detailed in the attached schedule.
3. The licence holder shall ensure the property is maintained in reasonable repair.
4. The licence holder shall ensure that the name, address, email and telephone number of the person responsible for managing the property is displayed in a prominent position in the common parts of the house. A 24 hour emergency telephone number should also be provided.
5. The licence holder shall ensure that a copy of the licence and licence conditions are displayed in a prominent position in the common parts of the house.
6. The licence holder shall supply the occupiers of the house with a written statement of the terms on which they occupy the house.
7. 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.
8. The licence holder shall, upon request, 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 reasonable time as may be specified by The London Borough of Camden.

9. 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 or neighbours.
10. Where a gas supply is provided the licence holder shall submit to the London Borough of Camden annually for their inspection the current gas safety certificate obtained within the last 12 months in respect of all gas installations and appliances in the parts of the house under their control. Copies shall also be given to the occupants of the house.
11. The licence holder shall, upon request, provide the London Borough of Camden with a current test certificate for the fixed electrical installation in the parts of the house under their control. Any report should be less than five years old at the date of submission.
12. 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 visual inspection of all such appliances and furniture to determine condition.
13. 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 (as amended).
14. The licence holder shall, upon request, provide the London Borough of Camden with a declaration as to the safety of electrical appliances and furniture. Copies should be made available to occupants of the house.
15. The licence holder shall keep smoke alarms in proper working order and, upon request, provide the London Borough of Camden with a BS5839 test report relating to the fire alarm and detection system and/or a BS5266 test report relating to the emergency lighting.
16. The licence holder shall ensure that a carbon monoxide alarm is installed in any room in the HMO which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance. The carbon monoxide alarm is to be kept in proper working order. And the licence holder shall on demand, supply the local authority with a declaration as to the position and condition of the alarm.
17. The licence holder shall, upon request, provide the London Borough of Camden with a written copy of the fire risk assessment (FRA) carried out by a responsible person under the Regulatory Reform (Fire Safety) order 2005.
18. The licence holder shall ensure that there are sufficient containers provided for household recycling and rubbish. All recycling and rubbish containers must be provided with a dedicated and appropriate storage area.
19. The licence holder shall take such steps as are necessary to treat any pest infestation within the parts of the house under their control. Such steps should include engaging a pest control contractor to undertake a survey of the house and undertaking such treatment and proofing works as required. The Council will consider an exception where the infestation is clearly as a result of the tenant's behaviour or neglect.

20. The licence holder shall inform the Private Sector Housing Team at the London Borough of Camden in writing of 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 within seven days of such a change occurring.
21. The licence holder must advise the Private Sector Housing Team at the London Borough of Camden in writing of any proposed changes to the construction, layout or amenity provision of the house which would affect the licence or licence conditions. No such alterations shall be made without prior consent.
22. The licence holder shall arrange for access to be granted to all common parts, and where possible all other areas including rooms, at any reasonable time for the purpose of inspection to ensure compliance with licence conditions.
23. The licence holder shall if required by written notice provide the London Borough of Camden with the following particulars with respect to the occupancy of the house:
 - The names and telephone numbers of individuals and households living in the house and the parts of the property they occupy
 - The dates when each individual and household moved into the property.

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

Notes

- a) The property licence and conditions do not imply or grant by inference or otherwise any approval or permission for any other purpose including Building Control, Planning, LB Camden leasehold terms and conditions, the Regulatory Reform (Fire Safety) Order 2005. Conversely compliance with any of these requirements does not confer or imply compliance with the requirements of the Housing Act 2004 including HMO licensing.
- b) Failure to comply with any licence condition may result in loss of the licence and court proceedings leading to fines (there is no limit on the amount).
- c) Any arrangements relating to the licence and conditions are without prejudice to assessments and appropriate actions including enforcement actions under the Housing Act 2004 and associated management regulations. This includes actions to deal with category 1 and category 2 hazards as may be identified under the Housing Health and safety rating System (HHSRS) and does not prejudice such action. Also the Management of Houses in Multiple Occupation (England) Regulations 2006, or in the case of Section 257 HMO's, the Licensing and management of Houses in Multiple Occupation (Additional Provisions)(England) Regulations 2007.

SCHEDULE OF WORKS

*Schedule items 1 to be completed within one year of the date of issue of this licence.
Remainder of items to be completed within 2 years.*

1. Fire safety – This item to be completed within 1 year of the date of issue of this licence

1.1. Fire Alarm – Grade D

Employ a competent suitably qualified person or company to install a Grade D: LD3 fire detection and alarm system within the flat to comply fully with BS 5839:Part 6: 2013 for a Grade D system, with LD3-type coverage, comprising;

- Interlinked mains wired smoke detectors/alarms with integral battery back-up in the escape route (circulation space/hallway and landings) and Living Room (First Floor Front)
- An interlinked heat alarm with integral battery back-up in the shared kitchen area
- The detectors can be interlinked by either wireless radio-interlink or by cable.

No control panel is needed, but a 'control switch' linked to the detectors located in the common parts, which allows for the fire alarm to be easily tested and reset as necessary, is recommended.

The installer is to provide a certificate of installation and commissioning to the landlord in accordance with latest BS 5839: Part 6. A copy of the certificate of installation and commissioning is to be forwarded to the supervising officer at the council. The installer is to be a member of the NICEIC, BRE, NAPIT, ELECSA or British standards institution or a contractor approved by the manufacturer of the automatic fire detection equipment. See fire appendix below.

1.2. Partition, spandrel and ground to first floor stair soffit

Carry out a thorough examination of the partition, spandrel and soffit separating the residential premises and adjacent commercial premises. If found to be of a construction having a fire resistance of less than 60 minutes make up to a standard of fire resistance of at least 60 minutes. The protection is to be provided on the risk side of the partition i.e. the commercial side. Standard of construction to be in accordance with Appendix I to this schedule.

Please note that you are advised that a fire risk assessment should be available for the commercial premises although this is not a requirement of this licence.

1.3. Doors

Replace the doors and frames to the Kitchen (First Floor Back Addition) and Living Room (First Floor Front), when fitted to have minimum standard of fire-resistance of 30 minutes. It is recommended that an overhead hydraulic closer is used. Hang on three steel or brass hinges with hinge blade size of 75-100mm by 27-33mm. On completion the door to be close fitting with frame (maximum gap 4mm) and effectively self-closing to engage the latch. The bottom edge of the door should be parallel to the floor finish so as not to bind and to leave a maximum gap of 10mm beneath the door when closed. The doors and frames are to be fitted fully in accordance with the Fire Appendix of this license.

Ensure the existing fire exit door from the commercial premises to the Ground Floor Hall is a FD60 door including a suitable self-closing device with smoke seals and intumescent strips. The door to incorporate the existing break glass key and mortice lock on the commercial side. Please see the fire appendix below for construction detail.

Replace the doors to Bedroom 2 (Second Floor Rear), Bedroom 3 (Second Floor Front Right), and Bedroom 4 (Second Floor Front Left) with sound solid doors, well fitting in the frame.

Recover the mortice lock keys to the flat lobby entrance door and bedrooms. Ensure that a key is not available to lock these doors from the inside. Ensure a turn thumb lock is provided on the inside of the flat entrance lobby door and bedrooms doors and keys are provided to the tenants.

1.4. Glazing

Provide fire-resisting glazing to the transom above the kitchen door in accordance with the Means of escape from fire appendix.

1.5. Fire blanket

Provide and fit a fire blanket in a suitable wall-mounted position within the kitchen. Fire blanket to comply with latest British Standard.

1.6. Electric and gas meters

Construct a fire-resisting cupboard around all electrical intake, meters and associated electrical apparatus situated in the entrance hallway. The enclosure to be securely fixed to the wall, and be constructed of minimum 12.5mm thick plasterboard or proprietary fire-resistant board cladding to a timber frame. Access doors to be lined on the inside with fire-board and capable of being fixed shut, but enable access if tenants need to access enclosure to re-set circuit breakers.

1.7. Hallway cupboards and loft hatches.

Remove all accumulations of storage from within the fire escape route cupboards and loft hatches. Undertake necessary management action to keep the free from flammable materials that might hinder escape in the event of a fire, or which might aid the spread of a fire.

1.8. Emergency Lighting

Install an emergency lighting, so that it will automatically illuminate the entire protected escape route, in the event of any power failure to the conventional artificial lighting, such that any potential hazards such as stairs, changes in floor level or direction are clearly illuminated, and enable the easy identification of any fire alarm call points and firefighting equipment. The installation may comprise 'maintained' or non-maintained' luminaires and be designed to provide an illumination of 1 lux along the centre of the escape route. The emergency lighting installation to be fitted with a clearly labelled test switch and each luminaire to be fitted with a charging indicator. On completion, a completion certificate, in which all sections of the Declaration of Conformity form, must be signed by a competent person, must be supplied to the owner/occupier, and a copy of which shall be supplied to the Environmental Health Officer. The emergency lighting should be checked monthly by breaking the electrical supply to them and checking that they operate satisfactorily and then, when power is restored checking that the charging indicators are illuminated. The system to be subject to an annual test and service by a competent person, and records of tests maintained.

1.9. Lighting

The entire escape route in the event of a fire must be adequately illuminated, and controlled by switches that enable the lights to be operated from either direction, with easily accessible switches situated on each landing. Any timer controlled switches shall be set so that a resident has sufficient time to reach their location before the lights switch off. Emergency lighting is not required.

1.10. Kitchen cooker hob

Ensure the electric ignition to the cooker hob is operational.

2. Wash hand basin

Remove the wash hand basin, services and vanity unit situated on the second floor landing. Remove the water and drainage services and ensure they are capped off. Provide fire stopping where there are any holes into the second floor partitions or flooring.

3. Mechanical Ventilation

3.1. Kitchen

Carry out such works as necessary to ensure that the kitchen mechanical extractor vents to the outside air. Upon completion the unit should have an extraction rate of at least 30 litres/second. All works to be undertaken by a competent person, preferred to be registered with a nationally recognised third party body such as N.I.C.E.I.C.; E.C.A.; or NAPIT. All work must be accompanied by a certificate of compliance either a minor works certificate or an electrical installation certificate as appropriate.

3.2. Shower Room

Ensure the mechanical extract fan to the First Floor Back Addition Bathroom has a rate of 15 litres/second and is connected to the light switch and have a minimum 15 minute overrun and that is capable of extracting to the external air at a rate of not less than four air changes per hour.

4. Electrics

4.1. Power sockets

Provide additional electrical sockets in Bedroom 1 (First Floor Rear Room), Bedroom 2 (Second Floor Rear Room) and Bedroom 3 (Second Floor Front Room Right) and Bedroom 4 (Second Floor Front Room Left) to give a total provision of four double sockets in each room. Works to be carried out by a qualified electrician. Leave in a safe condition upon completion. All works to be undertaken by a competent person, preferred to be registered with a nationally recognised third party body such as N.I.C.E.I.C.; E.C.A.; or NAPIT. All work must be accompanied by a certificate of compliance, either a minor works certificate or an electrical installation certificate as appropriate.

4.2. Thermostatic Radiator Valve

Ensure a operational thermostatic radiator valve is provided to Bedroom 1 (First Floor Rear Room).