

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 Mandatory HMO Licence Scheme under section 64 Housing Act 2004 in respect of:

29 Mornington Crescent, London, NW1 7RE

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

To **Mrs Angela Jane Devaney**
Of **29 Mornington Crescent, London, NW1 7RE**

2. The maximum permitted number of persons allowed to occupy the property is **6**. *It is important to have regard to the tables at the end of this document for details of how this has been calculated. The number here refers to the maximum permitted number of occupiers of the let rooms and not in relation to the landlord's accommodation or household.*

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 2 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: 13 March 2019

Licence Expiry Date: 12 March 2024

Signed:

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On behalf of the London Borough of Camden

XXXXXXXXXXXX

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SCHEDULE OF WORKS

Schedule item 1 (electrical safety) to be completed within 3 months of the date of issue of this licence.

1. Provision of Electrical Installation Condition Report (EICR)

Provide an EICR for the electrical installation and fittings throughout the property. The test report and remedial works are to be undertaken by a Skilled Person (Electrically), registered with a nationally recognised third party body such as Electrical Contractors Association (E.C.A.) ; National Association for Professional Inspectors and Testers (N.A.P.I.T.); National Inspection Council Electrical Installation Contracting (N.I.C.E.I.C.). Carry out all Code 1 (Danger present. Risk of injury), Code 2 (Potentially dangerous. urgent remedial action required) remedial works, and Code FI (Further investigation required immediately), where listed as observations in the electrical installation condition report, to bring the installation and fittings to a safe condition for continued use.

Upon completion of works, provide a 'satisfactory' EICR along with minor works certificates or an electrical installation certificate as appropriate.

Calculation tables for maximum permitted number

The tables below are used to calculate the maximum permitted number for the HMO. The maximum permitted number will be the lowest total figure from the following tables.

Room Sizes				
HMO Standards				
Minimum floor area where kitchen facilities are provided in a separate room		Minimum floor area where kitchen facilities (not enclosed) are included in the room		
Single 9m ²	Double 11m ²	Single 12m ²	Double 14m ²	
Minimum floor area for rooms without kitchen in HMO's where a shared living room of at least 10m² is provided and where there are cohesive living arrangements.				
Single (where no WHB is installed or required) 7.1m ²	Single with WHB (where a WHB is installed or required) 7.3m ²	Double (with or without WHB) 10.2m ²		
The maximum permitted number for self-contained flat(s) within the HMO, occupied by persons living as one household, is calculated based on the number and size of bedroom(s) in accordance with guidance in Part 1 of the Housing Act 2004.				
Lets	Location	Area (m ²)	Current occupiers	Maximum permitted number
Bedsit 1	Basement front room	18.5	2	2
Bedsit 2	Second floor front room	13	1	1
Bedsit 3	Second floor rear room	12	1	1
Bedsit 4	Third floor front room	18	1	2
Resident landlord and family	Basement rear room, ground floor front/rear reception room, first floor front right room, first floor front left room, first floor rear room, and third floor rear room.	Not applicable	1	One Household
Total Maximum Permitted Number				6*
Notes:				
* This number refers to the maximum permitted number of occupiers of the let rooms and not in relation to the landlord's accommodation or household.				

Kitchen Facilities

HMO Standards

Minimum floor area for shared use kitchens

3 - 4 persons (1 set of kitchen facilities)	5 persons (1 set of kitchen facilities)	6 – 10 persons (2 sets of kitchen facilities)	11 – 15 persons (3 sets of kitchen facilities)
4.8m ²	6m ²	11m ²	16m ²

Minimum floor area for shared use kitchen diners

3 - 4 persons (1 set of kitchen facilities)	5 persons (1 set of kitchen facilities)	6 – 10 persons (2 sets of kitchen facilities)	11 – 15 persons (3 sets of kitchen facilities)
8m ²	8m ²	15m ²	22m ²

Minimum floor area for separate exclusive use kitchen

1 person	2 persons
4m ²	4.5m ²

Shared kitchen	Kitchen diner	Exclusive kitchen	Location	Area (m ²)	Suitable for use by
		Yes	Basement front room bedsit	18.5	2
		Yes	Second floor front room bedsit	13	1
		Yes	Second floor rear room bedsit	12	1
		Yes	Third floor front room bedsit	18	2

Notes

Maximum Permitted Number

6

Bathing & WC Facilities

HMO Standards

Minimum floor area (m²) for rooms containing sanitary facilities & maximum number of persons permitted to share bathing facilities

Bath only	Bath / WHB	Bath / WC / WHB	Shower only	Shower / WHB	Shower / WC / WHB	WC / WHB
2.3m ²	2.5m ²	2.8m ²	1.7m ²	2m ²	2.2m ²	1.2m ²
4 or fewer occupants		At least one bathroom with a fixed bath/shower, wash hand basin and a WC (which may be situated in the bathroom).				
5 persons sharing facilities		<ul style="list-style-type: none"> • Two bathrooms each containing a bath/shower, WC and wash hand basin <li style="text-align: center;">or • A bathroom containing a bath/shower/WHB and a WC/WHB in a separate compartment 				
6 or more persons sharing facilities		<ul style="list-style-type: none"> • 6 - 10 persons - Two full sets of facilities (bath/shower/WC/WHB) • 11 – 15 persons - Three full sets of facilities (bath / shower / WC / WHB) • 16 - 20 persons Four full sets of facilities (bath / shower / WC / WHB) etc. <p>Note: At least 1 of the WC's must be in a separate compartment.</p>				

Amenity	Location	Shared facility	Exclusive use	Suitable for use by
Bath/WHB/ WC	Basement back addition		Yes	2
Bath/WHB/ WC	Second floor front right room	Yes		5
WC/WHB	Third floor rear right room	Yes		

Notes

Maximum Permitted Number

7

