

**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 under section 64 Housing Act 2004 in respect of the common parts and flat(s) at:

**29 Glenloch Road London NW3 4DJ and Flats 1 - 6**

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

To **Fyrecroft Estates Limited**  
Of **3 Hampstead West 224 Iverson Road London NW6 2HX**

2. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.

Licence issue date: 18 March 2019

Licence expiry date: 17 March 2024

Signed:

A handwritten signature in black ink, appearing to be "A. R.", written over a dotted line.

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

<b>WAIVER GRANTED</b>	None
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### **Schedule of licence conditions**

**Note:** These conditions only apply to those parts of the property under the control of the licence holder.

1. The licence holder must ensure that the floor area of any room in the HMO used as sleeping accommodation complies with the following minimum prescribed standard:
    - A room less than 4.64m<sup>2</sup> is not used as sleeping accommodation by any person (including children)
    - A room less than 6.51m<sup>2</sup> is not used as sleeping accommodation by a person aged over 10 years
    - A room less than 10.22m<sup>2</sup> is not used as sleeping accommodation by more than one person.
  2. The licence holder/manager is prohibited from allowing a new resident to occupy the HMO and/or parts of the HMO if a room currently used as sleeping accommodation is:
    - below 6.51m<sup>2</sup>. The licence holder must ensure any room below this prescribed floor area is vacated no later than 18 months from the licence issue date and not re-let or occupied again.
    - below 10.22m<sup>2</sup> and occupied by two persons. The licence holder must ensure the number of occupiers is reduced to one no later than 18 months from the licence issue date.
    - below 4.64m<sup>2</sup> and occupied by a person under 10 years of age. The licence holder must ensure any room below this prescribed floor area is vacated no later than 18 months from the licence issue date and not re-let or occupied again.
- A 'new resident' is a person not in occupation in the property or part of the property at the date the licence is issued.
3. The licence holder shall ensure that the property is in compliance with the London Borough of Camden's Minimum HMO Standards.
  4. The licence holder shall ensure the property is maintained in reasonable repair.
  5. 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.
  6. 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.
  7. The licence holder shall supply the occupiers of the house under their control with a written statement of the terms on which they occupy the house.

8. The licence holder shall take all reasonable and practicable steps to prevent or reduce antisocial behaviour by persons occupying or visiting the parts of the house under their control. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. 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.
16. 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.
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 must comply with any scheme which is provided by the local housing authority which relates to the storage and disposal of household waste at the HMO pending collection

20. 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.
21. 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.
22. 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.
23. 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.
24. 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 parts of the house under their control:
  - 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.
25. 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.