



Housing Act 2004

Register of licences: Houses in Multiple Occupation (HMOs)

This document is Dacorum Borough Council's register of the licences issued in respect of Houses in Multiple Occupation under the Housing Act 2004.

To search for a specific register entry, press Ctrl-F on your keyboard and enter the term you wish to search for. You may also have a 'find' option in your PDF reader program.

The register only contains details of licences which are currently in force. For details of historic licences, or licences which have been revoked, surrendered or superseded, please contact us.

Please send any enquiries to:

By post

Private Rented Sector team
Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
HP1 1DN

By email

pshousing@dacorum.gov.uk

or visit our website, www.dacorum.gov.uk/hmo

Reuse of data

The data in this register is published for the purposes of section 232 of the Housing Act 2004, which requires the housing authority to maintain a public register of the licences and other authorisations it has issued. Please see our [Personal Information](#) page for details on how we use and store personal data, and our [Legal Notices](#) page for information on reuse of this data.

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M040844</p> <p>Licence valid from: 10 October 2019 to: 9 October 2024</p>	<p>6 Lower Barn Hemel Hempstead Hertfordshire HP3 9QL</p>	<p>Licence holder(s): Mr Mohammad Nasar Hussain 6 Lower Barn, Hemel Hempstead, Hertfordshire, HP3 9QL</p> <p>Person(s) managing the licensed HMO: Mr Mohammad Nasar Hussain 6 Lower Barn, Hemel Hempstead, Hertfordshire, HP3 9QL</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars														
<p>M042359</p> <p>Licence valid from: 11 February 2017 to: 10 February 2022</p>	<p>86 Alexandra Road Hemel Hempstead Hertfordshire HP2 4AQ</p>		<p>Licence holder(s): Mr Mansoor Akram Mansgrove Farm, Common Road, Hemel Hempstead, Hertfordshire, HP3 8BY</p> <p>Person(s) managing the licensed HMO: Stephen Benjamin 90 Walm Lane, London, NW2 4QY</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td colspan="2">Occupants:</td> </tr> <tr> <td>5</td> <td colspan="2">6</td> </tr> </table> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 1</td> <td>WCs: 1</td> </tr> <tr> <td>WHBs: 1</td> <td>Showers: 0</td> <td>Kitchens: 1</td> </tr> </table>			Households:	Occupants:		5	6		Sinks: 1	Baths: 1	WCs: 1	WHBs: 1	Showers: 0	Kitchens: 1
Households:	Occupants:																	
5	6																	
Sinks: 1	Baths: 1	WCs: 1																
WHBs: 1	Showers: 0	Kitchens: 1																
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>																

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M043088</p> <p>Licence valid from: 18 June 2017 to: 17 June 2022</p>	<p>215 Jupiter Drive Hemel Hempstead Herts HP2 5NQ</p>	<p>Licence holder(s): Dr John Robinson 215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ</p> <p>Person(s) managing the licensed HMO: Dr John Robinson 215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M043244</p> <p>Licence valid from: 4 December 2017 to: 3 December 2022</p>	<p>1 New Park Mews New Park Drive Hemel Hempstead Hertfordshire HP2 4QQ</p>	<p>Licence holder(s): Maximise Property Investments Ltd 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p> <p>Person(s) managing the licensed HMO: Maximise Property Investments Ltd 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M043388</p> <p>Licence valid from: 14 June 2017 to: 13 June 2022</p>	<p>68 Varney Road Hemel Hempstead Hertfordshire HP1 2LR</p>	<p>Licence holder(s): Khilan Hingrajia 8 Yeatman Road, London, N6 4DT</p> <p>Person(s) managing the licensed HMO:</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M043518</p> <p>Licence valid from: 21 November 2017 to: 20 November 2022</p>	<p>1 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M043822</p> <p>Licence valid from: 1 May 2018 to: 30 April 2023</p>	<p>26 Washington Avenue Hemel Hempstead Hertfordshire HP2 6AA</p>		<p>Licence holder(s): Ms Anjali Singh Station House, 50 North Street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mrs Anjali Singh 3 White House Court, Chesham Road, Amersham, Buckinghamshire, HP6 5FD</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M044773</p> <p>Licence valid from: 12 August 2019 to: 11 August 2024</p>	<p>217 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NQ</p>	<p>Licence holder(s): Mr Colin Claydon Atalaya, The Green, Croxley Green, Rickmansworth, WD3 3HX</p> <p>Person(s) managing the licensed HMO: Mr Colin Claydon Atalaya, The Green, Croxley Green, Rickmansworth, Herts, WD3 3HX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M044853</p> <p>Licence valid from: 7 December 2018 to: 6 December 2023</p>	<p>3 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Mr Stephen Branton 78 Stevenage Road, Hitchin, Hertfordshire, SG4 9DR</p> <p>Person(s) managing the licensed HMO: Mr Stephen Branton 78 Stevenage Road, Hitchin, Herts, SG4 9DR</p>	<p>Maximum permitted number of: Households: 7 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M045252</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>7 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY</p>		<p>Licence holder(s): Nexus Managed Solutions Ltd 3rd floor, Scottish Mutual House, 27-29 North Street, Hornchurch, Essex, RM11 1RS</p> <p>Person(s) managing the licensed HMO: Mr Chanaka Dabare 48 Box Lane, Hemel Hempstead, Hertfordshire, HP3 0DJ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 1 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 3 WHBs: 3 Showers: 1 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M045406</p> <p>Licence valid from: 11 May 2018 to: 10 May 2023</p>	<p>105 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mr Nicholas Pedrithes 43 The Rise, Elstree, Borehamwood, Hertfordshire, WD6 3JS</p> <p>Person(s) managing the licensed HMO: Ms Julie Williams 105 Barnacres Road, Hemel Hempstead, Hertfordshire, HP3 8HT</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M045825</p> <p>Licence valid from: 2 January 2019 to: 1 January 2024</p>	<p>20 The Dart Hemel Hempstead Hertfordshire HP2 6EW</p>	<p>Licence holder(s): Mr Nicholas Pedrithes 43 The Rise, Elstree, Borehamwood, Hertfordshire, WD6 3JS</p> <p>Person(s) managing the licensed HMO: Ms Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. Should you add additional amenities to the property to increase the occupants you must apply for a variation of licence.</p> <p>2. Provide Electrical Certificates by a registered contractor.</p> <p>3. Any coat hooks must be removed and fill all holes with a material, such as intumescent paste, that will provide 30 minutes protection from a fire.</p> <p>4. The door to Room 5 must be fitted with a self-closing device capable of closing the door into the frame from any angle. Hydraulic overhead closers conforming to current British Standard 476 Part 22 (or equivalent), current British Standard 6459 (or equivalent) and current British Standard 8214 (or equivalent) are preferable as they are more efficient and reliable.</p>			

5. The loft hatch must be fire boarded to provide 30 minutes protected means of escape. The loft hatch to comprise of a solid core 30 minute fire door blank cut down to appropriate size, with hardwood lippings glued and screwed to each leaf edge. 10mm intumescent and smoke seals must be provided, fitted and pinned into rebates on each leaf edge of the loft hatch door or alternatively into the loft hatch frame. (Fire boarding with hinges will be acceptable).
6. Remove any clutter from under the stairs on the ground floor and fireboard the underside of the stairs to provide 30 minutes protected means of escape.
7. Clear and lock the storage cupboards or install fire boarding to the storage cupboard doors in the hallway and landing.
8. All final doors from the property should be thumb turn locks. Install these locks on all final exit doors.
9. Provide a certificate to the Council to confirm fire blanket and extinguishers have been inspected. (Recommend fire blanket is retained - provide certificate evidencing annual replacement).
10. The window to Room 5 should be repaired or replaced so it is in good working order.
11. The patio door lock to Room 2 should be adjusted to allow ease of opening.
12. The small window to Room 3 should be repaired to allow ventilation.
13. The bathroom window is to be repaired to allow it to be opened and closed securely with ease.
14. Fit ventilation extraction to the first floor bathroom ducted to the external air, terminating in a louvered wall cowl. (To be vented externally, not into the roof space).

	<p>15. The guttering, fascias and soffits should be replaced or repaired so as no water damage can be caused.</p> <p>16. Ensure that the lead flashing or equivalent is installed under the first floor windows to prevent damp and mould.</p> <p>17. Install a carbon monoxide reader within 3 meters of the boiler located in the kitchen.</p> <p>18. Investigate the causes for the cracking and provide a report to substantiate the investigation. Apply any recommendations from the report and make good any ceilings, walls and roof.</p> <p>19. Remove any damaged floor tiles and replace; making the floor surface level.</p> <p>20. Ensure that the balustrade is securely fitted to the floor.</p> <p>21. Ensure that adequate repairs are made to the fence to the rear of the property to ensure that there is no access for entry by intruders.</p>	
--	---	--

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M045978</p> <p>Licence valid from: 13 September 2019 to: 12 September 2024</p>	<p>23 Malvern Way Hemel Hempstead Hertfordshire HP2 5RB</p>		<p>Licence holder(s): SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW</p> <p>Person(s) managing the licensed HMO: SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 0 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046254</p> <p>Licence valid from: 23 August 2021 to: 22 August 2026</p>	<p>125 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mr Paul Ashman Suite 102, 46 Eversholt Street, London, NW1 1DA</p> <p>Person(s) managing the licensed HMO: Jeanette Squires 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046269</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>3 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY</p>	<p>Licence holder(s): Sheridan Blue Ltd First Floor, 85 Great Portland Street, London, W1W7LT</p> <p>Person(s) managing the licensed HMO: Aaron Marks 93 Kingswood Road, Watford, WD25 0EQ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M046295</p> <p>Licence valid from: 28 December 2018 to: 27 December 2023</p>	<p>8 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>		<p>Licence holder(s): Axelrod Properties Ltd Grove House, 1 Grove Place, Bedford, MK40 3JJ</p> <p>Person(s) managing the licensed HMO: Nicholas Smith 1 Maynard Drive, St Albans, Herts, AL1 2JX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046377</p> <p>Licence valid from: 18 January 2019 to: 17 January 2024</p>	<p>112 New Park Drive Hemel Hempstead Hertfordshire HP2 4QW</p>		<p>Licence holder(s): Mrs Allison Williams Silvertree Wayside, Chipperfield, Herts, WD4 9JJ</p> <p>Person(s) managing the licensed HMO: Mrs Allison Williams Silvertree Wayside, Chipperfield, Herts, WD4 9JJ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046560</p> <p>Licence valid from: 2 March 2019 to: 1 March 2024</p>	<p>27 Tamar Green Hemel Hempstead Hertfordshire HP2 6EP</p>	<p>Licence holder(s): Mr Paul Chen Kooi 168 Limited, 1st Floor, NO.2, Woodberry Court, London, N12 0DR</p> <p>Person(s) managing the licensed HMO: Mr Paul Chen Kooi 168 Limited, 1st Floor, NO.2, Woodberry Court, London, N12 0DR</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046569</p> <p>Licence valid from: 21 March 2019 to: 20 March 2024</p>	<p>53 Turners Hill Hemel Hempstead Hertfordshire HP2 4LH</p>	<p>Licence holder(s): Mr Paul Chen Kooi 168 Limited, 1st Floor, NO.2, Woodberry Court, London, N12 0DR</p> <p>Person(s) managing the licensed HMO: Mr Paul Chen Kooi 168 Limited, 1st Floor, NO.2, Woodberry Court, London, N12 0DR</p>	<p>Maximum permitted number of: Households: 5 Occupants: 7</p> <p>No. of storeys above ground: 0 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 0</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046728</p> <p>Licence valid from: 2 March 2019 to: 1 March 2024</p>	<p>29 Tamar Green Hemel Hempstead Hertfordshire HP2 6EP</p>	<p>Licence holder(s): Mr Nicholas Pedrithes 43 The Rise, Elstree, Borehamwood, Hertfordshire, WD6 3JS</p> <p>Person(s) managing the licensed HMO: Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 1 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046745</p> <p>Licence valid from: 28 November 2019 to: 27 November 2024</p>	<p>10 Wheelers Lane Hemel Hempstead Hertfordshire HP3 9JE</p>		<p>Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Ms Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046746</p> <p>Licence valid from: 19 March 2019 to: 18 March 2024</p>	<p>72 Lomond Road Hemel Hempstead Hertfordshire HP2 6PB</p>		<p>Licence holder(s): Walter family Investments LTD Silver Trees, Love Lane, Kings Langley, Hertfordshire, WD4 9HW</p> <p>Person(s) managing the licensed HMO: Jody Chatfield Squire Estates, 18 High Street, Hemel Hempstead, Hertfordshire, HP1 3AE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 1 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 0</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1.0 Hazard - Fire (24)</p> <p>1.1 Works Required</p> <ul style="list-style-type: none"> • The front door needs to be adjusted to enable the door to be opened and closed freely. • A turn thumb lock should be fitted to the front door. • The patio door needs to be repaired and in good working order. • The numbers on the letting rooms must be removed and all holes be filled with a material, such as intumescent paste, that will provide 30 minutes protection from a fire. Stick on numbers can be fixed to the doors. 				

- The loft hatch must be fire boarded to provide 30 minutes protected means of escape. The loft hatch to comprise of a solid core 30 minute fire door blank cut down to appropriate size, with hardwood lippings glued and screwed to each leaf edge. 10mm intumescent and smoke seals must be provided, fitted and pinned into rebates on each leaf edge of the loft hatch door or alternatively into the loft hatch frame.

The whole door to fit into the existing frame with no more than a 4mm gap at any point between the hatch door and the frame. 2-barrell bolts are to be provided and fitted on opposite sides of the exposed face to keep the hatch in a closed position under pressure when not in use.

- The glazed panels above the doors must be fire resistant. Please provide evidence to Dacorum Borough Council that you have provided adequate fire resistance to the doors.

2.0 Damp and Mould Growth (1)

inadequate. This could cause damp and condensation.

There was evidence of damp patch to Room 4 near to the window. This could lead to mould within the room.

The floor to the first floor bathroom was damp; with parts of the floor loose.

Room 5 also had evidence of a damp patch near the window. This could lead to the spread of mould within the room.

2.1 Works Required

- Replace the fascia slate to the front elevation.
- The leak from the over-flow wc pipe must be investigated and

repaired.

- Fit ventilation extraction to the first floor bathroom ducted to the external air, terminating in a louvered wall cowl.

The maximum recommended duct lengths, number 90° bends and siting of the wall cowl to ensure optimal performance. The appliance should be capable of an extraction rate of at least 15 litres per second.

- Investigate the causes for the damp patches by the windows in rooms 4 and on the floor in the bathroom and send a report to Dacorum Borough Council.
- The floor to the bathroom should be replaced or repaired to a good standard.

2.2 Works Recommended

- Treat damp patches, remove any mould with suitable detergent and redecorate as required.

3.0 Hazard - Carbon Monoxide (6)

3.1 Works recommended

- Ensure the Carbon Monoxide monitor is within 3 meters of the boiler.

4.0 Hazard – Falls associated with stairs (21)

4.1 Works Required

- Ensure that the gap between the balustrades is no larger than a 100mm sphere to pass through.

5.0 Hazard – Electrical Hazards (23)

5.1 Works Required

	<ul style="list-style-type: none">• Ensure that there are 6 sockets in each bedroom (3 doubles or 6 singles) for safe use of electrical items.• The cracked wall light is to be replaced by a competent person. <p>6.0 Structural Collapse & Falling Elements (29)</p> <p>6.1 Works Required</p> <ul style="list-style-type: none">• Investigate the causes for the cracking and provide a report to substantiate the investigation. Apply any recommendations from the report and make good any ceilings and walls.• The curtain pole is to be fixed securely to the wall. <p>It was noted and discussed with you at the time of the visit that there was no display of:-</p> <p>Gas safety certificate Emergency contact number for landlord or managing agent Copy of the House of Multiple Occupation licence</p>	
--	---	--

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046863</p> <p>Licence valid from: 21 June 2019 to: 20 June 2024</p>	<p>19 Uranus Road Hemel Hempstead Hertfordshire HP2 5QF</p>	<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046865</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>25 Cambrian Way Hemel Hempstead Hertfordshire HP2 5TA</p>		<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046866</p> <p>Licence valid from: 9 June 2020 to: 8 June 2025</p>	<p>32 Rant Meadow Hemel Hempstead Hertfordshire HP3 8EQ</p>	<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046867</p> <p>Licence valid from: 8 November 2019 to: 7 November 2024</p>	<p>30 Lonsdale Hemel Hempstead Hertfordshire HP2 5TR</p>	<p>Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046869</p> <p>Licence valid from: 2 September 2019 to: 1 September 2024</p>	<p>7 Boxted Road Hemel Hempstead Hertfordshire HP1 2QH</p>	<p>Licence holder(s): Mr Jillul Islam 54 Queensway, Hemel Hempstead, Herts, HP2 5HA</p> <p>Person(s) managing the licensed HMO: JEN Homes Limited T?A 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 0 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046870</p> <p>Licence valid from: 18 September 2019 to: 17 September 2024</p>	<p>8 Cheviots Hemel Hempstead Hertfordshire HP2 5RD</p>	<p>Licence holder(s): Grey Hawk LTD Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP</p> <p>Person(s) managing the licensed HMO: Geoffrey Emmerson 1 Chorleywood House, Chorleywood House Drive, Chorleywood herts, WD3 5SL</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M046873</p> <p>Licence valid from: 15 October 2019 to: 14 October 2024</p>	<p>63 Perry Green Hemel Hempstead Herts HP2 7ND</p>		<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>						

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M046874</p> <p>Licence valid from: 28 May 2019 to: 27 May 2024</p>	<p>39 Bronte Crescent Hemel Hempstead Herts HP2 7NS</p>		<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 2 Showers: 2 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		
<p>1.0 Hazard - Fire (24)</p> <p>1.1 Works Required</p> <ul style="list-style-type: none"> • The doorframe to room 1 is to be repaired to ensure smoke and fire cannot enter the room in the event of a fire. • The door hand to the front door is to be repaired or replaced so it is fitted flush with the door and is in good working order. • The turn thumb lock to room 3 is to be repaired or replaced and be in good working order. • The cupboards housing meters are to be fire boarded. • Please provide a certificate to confirm the insulation used on 						

the loft hatch is fire resistant.

1.2 Works Recommended

Inform tenants about the over use of extension leads and overloading of electrical items that could cause a short circuit.

2.0 Falls on the Level (20)

2.1 Works Required

- The television aerial in the lounge is to be fixed to the wall and skirting board so it does hang loose.
- The loose floor tiles are to be removed or replaced and fixed securely.

3.0 Falls Associated with Stairs and Steps (21)

3.1 Works required

- Handrails should be sited between 900mm and 1,000mm measured from the top of the handrail to the pitch line or floor. They should be shaped so that they are easy to grasp and extend the full length of the flight

4.0 Domestic Hygiene, Pests & Refuse (15)

4.1 Works Required

- The garden is to be cleared of all rubbish and disposed of at a waste disposal center

5.0 Structural Collapse & Falling Elements (29)

5.0 Works Required

- The kickboard beneath the cooker is to be secured so it cannot

	<p>fall and cause injury.</p> <ul style="list-style-type: none">• This mirror should be moved and fixed to a wall. <p>6.0 Falls between levels (22)</p> <p>6.1 Works Required</p> <ul style="list-style-type: none">• Window restrictors to be fitted to the windows above floor level.• Ensure the gap between the balustrades are no bigger than to allow a 100mm sphere to pass through. <p>7.0 Hazard - Damp and Mould Growth (1)</p> <p>7.1 Works Required</p> <ul style="list-style-type: none">• Investigate the cause for the cracking and repair, decorate and make good the plaster.	
--	---	--

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046875</p> <p>Licence valid from: 25 October 2019 to: 24 October 2024</p>	<p>76 Hobbs Hill Road Hemel Hempstead Hertfordshire HP3 9QG</p>	<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046876</p> <p>Licence valid from: 29 November 2019 to: 28 November 2024</p>	<p>12 Six Acres Hemel Hempstead Hertfordshire HP3 8HY</p>		<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 5 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>				

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046877</p> <p>Licence valid from: 21 January 2020 to: 20 January 2025</p>	<p>86 Saturn Way Hemel Hempstead Hertfordshire HP2 5PD</p>	<p>Licence holder(s): Ripeshare Ltd Great North Business Centre, 82 Great North Road, Hatfield, AL9 5BL</p> <p>Person(s) managing the licensed HMO: Richard Peeters Great North business Centre, 82 Great North road, Hatfield, AL9 5BL</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046878</p> <p>Licence valid from: 31 January 2020 to: 30 January 2025</p>	<p>12 Lonsdale Hemel Hempstead Hertfordshire HP2 5TR</p>	<p>Licence holder(s): Jai Nandwani 12 Sandy Lane North, Wallington, Surrey, SM68JX</p> <p>Person(s) managing the licensed HMO: Jai Nandwani 12 Sandy Lane North, Wallington, Surrey, SM68JX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046879</p> <p>Licence valid from: 15 October 2019 to: 14 October 2024</p>	<p>33 Sawyers Way Hemel Hempstead Hertfordshire HP2 4ED</p>	<p>Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars														
<p>M046880</p> <p>Licence valid from: 17 April 2019 to: 16 April 2024</p>	<p>76 Saturn Way Hemel Hempstead Hertfordshire HP2 5PA</p>		<p>Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td colspan="2">Occupants:</td> </tr> <tr> <td>5</td> <td colspan="2">5</td> </tr> </table> <p>No. of storeys above ground: 1 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 0</td> <td>WCs: 1</td> </tr> <tr> <td>WHBs: 1</td> <td>Showers: 1</td> <td>Kitchens: 0</td> </tr> </table>			Households:	Occupants:		5	5		Sinks: 1	Baths: 0	WCs: 1	WHBs: 1	Showers: 1	Kitchens: 0
Households:	Occupants:																	
5	5																	
Sinks: 1	Baths: 0	WCs: 1																
WHBs: 1	Showers: 1	Kitchens: 0																
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>														
<p>1.1 Works Required</p> <p>Ensure that all letting rooms, the kitchen and the doors housing the boiler, electric and gas meters are fitted with fire doors immediately. The cupboards housing the meters should be clear of storage and locked. They should meet the specifications below:</p> <ul style="list-style-type: none"> o Fitted with heat (intumescent) and cold smoke seals (FD 30S) the gap should not exceed that stated by the seal manufacturer, usually 3 to 4 mm maximum. Both seals should be fitted along both vertical and top edges of the door. o Intumescent strips and flexible cold smoke seals should be recessed into the hinge side, top and closing edges of door or door frame, in accordance with manufacturer's instructions. 																		

- o Seals can be fitted in the frame and if so they should align with the centre of the door leaf. Manufacturers' instructions should be adhered to when fitting seals.
 - o Smoke seals MUST NOT be painted over as this reduces their flexibility and effectiveness.
 - o Seals are not required to be fitted across the bottom of doors, but the threshold gap should not exceed 8mm.
 - o Voids around the locking mechanism must be kept to a minimum and filled with intumescent paste or be encapsulated with a proprietary intumescent product.
 - o All doors required for means of escape must be capable of being opened from the inside without the use of a key. (i.e Yale type or thumb turn locks)
 - o The door stop of the frame should not be cut away to facilitate any lock or latch.
 - o The door must be fitted with a self-closing device capable of closing the door into the frame from any angle. Hydraulic overhead closers conforming to current British Standard 476 Part 22 (or equivalent), current British Standard 6459 (or equivalent) and current British Standard 8214 (or equivalent) are preferable as they are more efficient and reliable.
 - The loft hatch must be fire boarded to provide 30 minutes protected means of escape.
- The loft hatch to comprise of a solid core 30 minute fire door blank cut down to appropriate size, with hardwood lippings glued and screwed to each leaf edge. 10mm intumescent and smoke seals must be provided, fitted and pinned into rebates on each leaf edge of the loft hatch door or alternatively into the loft hatch frame.
- The stairs in the hallway must be fire boarded to provide 30

minutes protected means of escape.

- Ensure the carbon monoxide reader is positioned within 3 meters of the boiler, but not lodged behind a hot pipe.
- Room 2 should be decluttered to allow freedom of movement around the room.
- Fit turn thumb lock to the conservatory door.

2.0 Hazard – Electrical Hazards (23)

There should be no electrical hazards in a property that has the potential to cause a fire.

The wall socket in the kitchen, nearest to the door into the hallway, was faulty. I could not insert a plug fully into the socket. This could cause the electric to short circuit and cause damage or fire.

All letting rooms and conservatory should have six sockets or three double sockets. Extension cables were being used. Too few sockets will encourage the use of extension cables and overloading of sockets. This will overload the electrical system and cause a fire. This was evident in all rooms.

In room 1 the ceiling light fitting was in poor condition with odd bulbs fitted. This could cause a fire.

Electrical sockets to room 3 were loose. These could short circuit the electrical system and cause a fire.

2.1 Works Required

- The wall plug socket in the kitchen should be inspected by a qualified electrician and repaired or replaced.
- 6 sockets to be fitted to each letting rooms and the conservatory by a qualified electrician.

- The light fitting in room 1 should be inspected by a qualified electrician and replaced if required and bulbs inserted.

- Electrical sockets to room 3 to be inspected and repaired/replaced by a qualified electrician.

An Independent qualified electrician should provide a periodic electrical inspection report to the Council.

Any works required are to be completed by a 'competent person registered with an electrical self-certification scheme authorized by the Secretary of State'. As defined within the current building regulation regulations. (Such installers may be registered as competent by N.I.C.E.I.C, ELECSA, BRE, NAPIT or British Standards institution schemes).

3.0 Structural Collapse & Falling Elements (29)

There should be no hazards either internally or externally of an element of the property, part of the fabric of the property, or the whole property collapsing. No part of the fabric of the building should fail because of inadequate fixing or disrepair, or as a result of adverse weather conditions.

The curtain pole to room 1 was loose. This could fall and cause injury.

3.1 Works Required

- Secure the curtain pole to ensure it is fixed to the wall.

4.0 Hazard – Excess Cold (2)

Room temperatures should conform to the BS5449 standard; that is 21°C in the Living room, 18 °C elsewhere and 22 °C in the bathroom with an outside temperature of –1 °C. The heating should be fixed, controllable and permanent in all rooms of the property.

There was no thermostat to the radiator in room 1 making the heating to this room not be controlled by the tenant.

The inner hallway to the rear adjacent to room 2 and conservatory did not have a thermostat to the radiator. No controllable heating for the tenant.

There was no heating to the first floor bathroom. No controllable heating for the tenants.

There was no fixed heating to the conservatory. No controllable heating for the tenants.

4.1 Works Required

- Thermostat to be fitted to the radiator in room 1.
- Thermostat to be fitted to the radiator to the inner hallway.
- Permanent, controllable heating capable of meeting BS54994 standards should be installed to the first floor bathroom.
- Permanent, controllable heating capable of meeting BS54994 standards should be installed in the conservatory.

5.0 Hazard – Domestic Hygiene, Pests & Refuse (15)

The layout and construction of premises should be such that it can be kept in a clean and hygienic state.

There was domestic rubbish stored in room 1. This could be a food source for vermin and insects such as cockroaches that carry disease.

The brick shed in the rear garden was full of rubbish. The wood shed was full of rubbish. The rear garden had rubbish including a sofa. The storage of waste could provide harborage and a food source for vermin which carry disease.

There were two mattresses in the garage forecourt, owned by Dacorum Borough Council, to the back of the rear garden. This is fly tipping.

5.1 Works Required

- Domestic rubbish should not be stored in the letting rooms. This is to be removed. Tenants should be informed that this not acceptable.
- The sheds should be emptied of all rubbish and this should be disposed of in the correct manner.
- The mattresses should be removed. If they are not items placed by you or the tenants then this should be reported to Dacorum Borough Council as fly tipping.

6.0 Hazard - Damp and Mould Growth (1)

The structure and finish of a dwelling should be maintained free from rising, penetrating and traumatic dampness.

The window handle to the first floor bathroom was loose. Ventilation in the bathroom is essential. There was evidence of black mould in the shower cubicle that could be caused by the lack of ventilation.

The first floor WC window was locked. This could encourage damp and mould to gather. Ventilation is required.

The window handles were loose to room 1. This could hinder the windows being opened and closed correctly and the room being ventilated. There was evidence of mould to the window frames and seals.

The window handle to room 3 was loose. This could hinder the window being opened and closed correct and ventilation of the room being hindered. This could lead to damp and mould in the room.

The windows to rooms 1 and 4 were blown. This could allow penetration of damp into the room.

The window handles to room 4 was loose and one window did not open. There was evidence of mould on the windows and frames. The lack of ventilation could be the cause of the mould on the windows and frames.

The window handle to room 5 was loose and there was evidence of mould on the windows. The lack of ventilation to the room could be the cause of mould on the windows.

6.1 Works Required

- The bathroom window handle must be repaired/replaced and be in good working order.
- The mould is to be removed from all rooms with a suitable detergent.
- The window to the WC must be unlocked and in good working order.
- The window handles to rooms 1, 3, 4 and 5 to be repaired to enable it to opened and closed easily to enable ventilation and deter the build up of mould.
- The glazing to rooms 1 and 4 should be replaced or repaired.

6.2 Works Recommended

- New windows and doors to be installed to the property. The windows are not of good quality and in a poor state of repair.

7.0 Hazard – Entry by Intruders (12)

All properties in the private rented sector should be protected from unauthorised entry.

	<p>The rear garden fencing and gate was in a bad state of repair or falling down. This could leave the premises open to intruders and injury.</p> <p>7.1 Works Required</p> <ul style="list-style-type: none">• Repair fencing and gate to the boundary to ensure in good repair and will not cause injury.	
--	---	--

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046881</p> <p>Licence valid from: 15 October 2019 to: 14 October 2024</p>	<p>14 The Copse Hemel Hempstead Hertfordshire HP1 2TA</p>		<p>Licence holder(s): Lindisfarne Properties Limited 77 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF</p> <p>Person(s) managing the licensed HMO: 77 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M046882</p> <p>Licence valid from: 4 June 2019 to: 3 June 2024</p>	<p>3 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>		<p>Licence holder(s): No White Walls Rentals LTD 50 North Street, Havant, Hants, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Miss Olga Nechaeva 14 Grenville Court, Blackets Wood Drive, ChorleyWood, Rickmansworth, WD3 5PZ</p>	<p>Maximum permitted number of:</p> <p>Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 1 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities:</p> <p>Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		
<p>1.0 Hazard - Fire (24)</p> <p>1.1 Works Required</p> <p>Ensure that all fire doors and fire boarding meet the following specifications with immediate affect:-</p> <ul style="list-style-type: none"> o Fitted with heat (intumescent) and cold smoke seals (FD 30S) the gap should not exceed that stated by the seal manufacturer, usually 3 to 4 mm maximum. Both seals should be fitted along both vertical and top edges of the door. o Intumescent strips and flexible cold smoke seals should be recessed into the hinge side, top and closing edges of door or door frame, in accordance with manufacturer's instructions. 						

- o Seals can be fitted in the frame and if so they should align with the centre of the door leaf. Manufacturers' instructions should be adhered to when fitting seals.
 - o Smoke seals MUST NOT be painted over as this reduces their flexibility and effectiveness.
 - o Seals are not required to be fitted across the bottom of doors, but the threshold gap should not exceed 8mm.
 - o Voids around the locking mechanism must be kept to a minimum and filled with intumescent paste or be encapsulated with a proprietary intumescent product.
 - o All doors required for means of escape (including the communal entrance door and patio door) must be capable of being opened from the inside without the use of a key. (i.e Yale type or thumb turn locks)
 - o The door stop of the frame should not be cut away to facilitate any lock or latch.
 - o The door must be fitted with a self-closing device capable of closing the door into the frame from any angle. Hydraulic overhead closers conforming to current British Standard 476 Part 22 (or equivalent), current British Standard 6459 (or equivalent) and current British Standard 8214 (or equivalent) are preferable as they are more efficient and reliable.
 - The loft hatch must be fire boarded to provide 30 minutes protected means of escape.
- The loft hatch is to comprise of a solid core 30 minute fire door blank cut down to appropriate size, with hardwood lippings glued and screwed to each leaf edge. 10mm intumescent and smoke seals must be provided, fitted and pinned into rebates on each leaf edge of the loft hatch door or alternatively into the loft hatch frame.
- The patio door must be fitted with a thumb turn lock and be

fully operational to all access and exit; not locked and key removed.

2.0 Hazard - Damp and Mould Growth (1)

2.1 Works Required

- The mould in the ensuite of room 2 is to be washed off and treated with an antifungal solution.
- The water damage and cracking to the ceiling is to be investigated in the ensuite to room 2 and a report sent to Dacorum Borough Council. The walls are to be made good and decorated.
- Investigate and repair any leak to the ensuite to room 4.
- Investigate the damp patch to the ceiling of the upper stairwell and make any repairs that are the cause of the staining.

2.2 Works Recommended

Ensure that the beds are pulled away from the walls to allow air to circulate so mould does not develop on the walls.

3.0 Hazard - Carbon Monoxide & Fuel Combustion Products (6)

3.1 Works Required

- Provide photographic evidence of the carbon monoxide reader. This should be sited between 1 and 3 meters of the boiler.

4.0 Hazard - Domestic Hygiene, Pests and Refuse (15)

4.1 Works Required

- The alleyway must be free of all rubbish and not used as a storage area. Remove all items and store elsewhere or dispose of at the local waste plant.

- Adequate waste facilities to be provided. Please contact the local council to order the large bins.
 - The garden areas are to be maintained, grass cut and weeds removed.
- 5.0 Hazard – Food Safety (16)
- 5.1 Works Required
- The breakfast bar/preparation wooden counter is to be repaired to ensure a smooth finish.
- 6.0 Hazard - Personal Hygiene, Sanitation & drainage (17)
- 6.1 Works Required
- The shower head needs to be descaled or replaced to ensure the shower does not omit water once it has been turned off.
 - The WC seat is to be secured or replaced.
- 7.0 Hazard - Falls on the Level (20)
- 7.1 Works Required
- Fill the gaps between the planks or replace to ensure an even and smooth surface.
 - The crazy paving is to be repaired or replaced to create a smooth and even surface.
- 8.0 Hazard – Falls associated with stairs (21)
- 8.1 Works Required
- Ensure that the gap between the balustrades is no larger than a 100mm sphere to pass through.

- The wooden decking is to be fitted with a fascia/edging to ensure there is no protruding parts or sharp edges.

9.0 Hazard - Falls between levels (22)

9.1 Works Required

- Supply and fit window restrictors to all windows above the ground floor.

10.0 Hazard – Electrical Hazards (23)

10.1 Works Required

- The wall is to be filled so not to expose the wall cavity and the socket secured so it does not move when a plug is inserted or pulled out of the socket.

11.0 Hazard - Position & Operability of Amenities (28)

11.1 Works Required

- All windows and handles to windows to be investigated and the necessary repairs or replacements made.
- Front door to be adjusted to enable it to fit securely in the frame.

When the inspection was carried out it was noted that the gas safety certificate was displayed. Please ensure the following are also displayed:-

Electrical certificate
EPC
Emergency contact details
Copy of licence

--	--	--

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046883</p> <p>Licence valid from: 20 January 2020 to: 19 January 2025</p>	<p>86 Hobletts Road Hemel Hempstead Hertfordshire HP2 5LP</p>	<p>Licence holder(s): Mr Damian Watts 4 Park Road, Watford, WD17 4QN</p> <p>Person(s) managing the licensed HMO: Mr Damian Watts 4 Park Road, Watford, WD17 4QN</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046884</p> <p>Licence valid from: 30 April 2020 to: 29 April 2025</p>	<p>1 Runcorn Crescent Hemel Hempstead Hertfordshire HP2 6DG</p>	<p>Licence holder(s): Mr. Simon Weir-Rhodes 60 Scottswood Road, Watford, Hertfordshire, WD2 32DN</p> <p>Person(s) managing the licensed HMO: Mr. Simon Weir-Rhodes 60 Scottswood Road, Watford, Hertfordshire, WD2 32DN</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046885</p> <p>Licence valid from: 23 September 2019 to: 22 September 2024</p>	<p>71 Bennetts End Road Hemel Hempstead Hertfordshire HP3 8DU</p>	<p>Licence holder(s): AMG Business Services Ltd Station House, North street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST</p>	<p>Maximum permitted number of: Households: 8 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046910</p> <p>Licence valid from: 31 March 2020 to: 30 March 2025</p>	<p>115 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Geoff King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p> <p>Person(s) managing the licensed HMO: Geoff King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046977</p> <p>Licence valid from: 30 May 2019 to: 29 May 2024</p>	<p>9 Long John Hemel Hempstead Hertfordshire HP3 9LT</p>	<p>Licence holder(s): Asma Ahmed 76 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP</p> <p>Person(s) managing the licensed HMO: Malik Johao 76 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1 Install controllable and permanent heating in the kitchen and downstairs shower room.</p> <p>2 The juliet balcony top rail is to be repaired or replaced.</p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047004</p> <p>Licence valid from: 18 June 2020 to: 17 June 2025</p>	<p>10 Lomond Road Hemel Hempstead Hertfordshire HP2 6PA</p>	<p>Licence holder(s): Mike Comber 70 Westbury Road, Northwood, HA6 3BY</p> <p>Person(s) managing the licensed HMO: Stephen Benjamin 90 Walm Lane, London, NW2 4QY</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047049</p> <p>Licence valid from: 3 February 2020 to: 2 February 2025</p>	<p>1 Airedale Hemel Hempstead Hertfordshire HP2 5TP</p>	<p>Licence holder(s): Mr Aeron Mathers 13 Market Square, Horsham, West Sussex, RH12 1EU</p> <p>Person(s) managing the licensed HMO: Hemel Lets 13 Market Square, Horsham, West Sussex, RH12 1EU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M047146</p> <p>Licence valid from: 4 September 2019 to: 3 September 2024</p>	<p>269 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EQ</p>		<p>Licence holder(s): Mr Sunil Gupta 11 Langley Drive, Brentwood, CM14 4QD</p> <p>Person(s) managing the licensed HMO: MTO Investments Ltd 23-25 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047193</p> <p>Licence valid from: 14 September 2020 to: 13 September 2025</p>	<p>54 Ellingham Road Hemel Hempstead Hertfordshire HP2 5LJ</p>	<p>Licence holder(s): Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Elizabeth Robinson 54 Manorville Road, Hemel Hempstead, Hertfordshire, HP3 0AP</p> <p>Person(s) managing the licensed HMO: Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 6 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047197</p> <p>Licence valid from: 6 February 2020 to: 5 February 2025</p>	<p>3 Homefield Road Hemel Hempstead Hertfordshire HP2 4BZ</p>	<p>Licence holder(s): Harvey Roe LTD 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Miss Elizabeth Robinson 54 Manorville Road, Hemel Hempstead, Hertfordshire, HP3 0AP</p> <p>Person(s) managing the licensed HMO:</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047204</p> <p>Licence valid from: 22 July 2019 to: 21 July 2024</p>	<p>6 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB</p> <p>Person(s) managing the licensed HMO: Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M047211</p> <p>Licence valid from: 26 March 2020 to: 25 March 2025</p>	<p>12 Martian Avenue Hemel Hempstead Hertfordshire HP2 5PL</p>		<p>Licence holder(s): Ms Jennifer Kenton 14 Langley Road, Watford, Hertfordshire, WD17 4PT</p> <p>Person(s) managing the licensed HMO: Ms Jennifer Kenton 14 Langley Road, Watford, Hertfordshire, WD17 4PT</p>	<p>Maximum permitted number of: Households: 4 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047214</p> <p>Licence valid from: 18 September 2019 to: 17 September 2024</p>	<p>26 Martian Avenue Hemel Hempstead Hertfordshire HP2 5PL</p>	<p>Licence holder(s): Ms Jennifer Kenton 14 Langley Road, Watford, Herts, WD17 4PT</p> <p>Person(s) managing the licensed HMO:</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047222</p> <p>Licence valid from: 4 December 2019 to: 3 December 2024</p>	<p>194 Lawn Lane Hemel Hempstead Hertfordshire HP3 9JF</p>	<p>Licence holder(s): Mr Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p> <p>Person(s) managing the licensed HMO: Mr Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047223</p> <p>Licence valid from: 4 July 2019 to: 3 July 2024</p>	<p>46 Bury Hill Hemel Hempstead Hertfordshire HP1 1SP</p>	<p>Licence holder(s): 4 E s and Rest Ltd 1 Idaho Park, Prestwood, Great Missendden, HP16 0UJ</p> <p>Person(s) managing the licensed HMO: Joan Madeline Patch 1 Idaho Park, Prestwood, Great Missenden, HP160UJ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 0 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 0 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047288</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>9 Marriotts Way Hemel Hempstead Hertfordshire HP3 9EN</p>	<p>Licence holder(s): Louise Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p> <p>Person(s) managing the licensed HMO: Louise Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047377</p> <p>Licence valid from: 17 September 2019 to: 16 September 2024</p>	<p>10 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): Lashlake Property Limited Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY</p> <p>Person(s) managing the licensed HMO: Mr Steven Knight 2 Park Hill Road, Hemel Hempstead, Herts, HP1 1TW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047788</p> <p>Licence valid from: 30 September 2019 to: 29 September 2024</p>	<p>197 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EG</p>	<p>Licence holder(s): Kudos Living Ltd 71-75 Shelton Street, Covent Garden, London, WC2H 9JQ Kudos Living Ltd Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mrs Gwyneth Lee 11 Millfield, Berkhamsted, Hertfordshire, HP4 2PB</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M047985</p> <p>Licence valid from: 16 July 2019 to: 15 July 2024</p>	<p>45 Lawn Lane Hemel Hempstead Hertfordshire HP3 9HL</p>		<p>Licence holder(s): AH LETTINGS LTD 27 Middle Way, Watford, Hertfordshire, WD24 6HN</p> <p>Person(s) managing the licensed HMO: Mr Amad-ul Hassan 27 Middle Way, Watford, Hertfordshire, WD24 6HN</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 0 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		
<p>Schedule 4</p> <p>SCHEDULE OF WORKS REQUIRED AS A CONDITION OF THE HMO LICENCE Note: This Schedule details works which you are obliged to carry out in order to comply with the conditions of the licence. The works must be completed within the timescales specified.</p> <p>All items on this Schedule must be completed within 2 months of the licence being issued.</p> <p>WASHING FACILITIES, SANITARY CONVENIENCES (SHARED)</p> <ol style="list-style-type: none"> Scrape off the peeling/defective paint to the ceiling in the first floor bathroom. Redecorate using a suitable paint. Suitably remove the exposed wiring to the right side wall in the first floor bathroom. Plaster the hole in the wall flush with existing and decorate as necessary. 						

<p>3. Replace the shower tray fascia in the first floor shower room.</p> <p>KITCHENS (SHARED)</p> <p>4. Replace the missing stop plug to the sink.</p> <p>5. Box in the boiler pipe work in a suitable enclosure.</p> <p>FIRE PRECAUTIONARY FACILITIES</p> <p>6. Remove all items stored in the ground floor entrance hallway. The fire escape must be kept clear of obstruction at all times.</p> <p>7. Remove all hooks fitted to the internal sides of the fire doors throughout. Fill in any holes with intumescent paste.</p> <p>8. Provide an intumescent strip and smoke seal to the under stair cupboard door.</p> <p>9. Tighten the self-closers to the fire doors throughout the property so that they are capable of engaging the latch when closing.</p> <p>10. Remove the existing loft hatch. Provide and fix suitable lining complete with minimum 25mm deep stops, both to be glued and screwed to loft hatch frame. Provide and fit 30 minutes fire resistant loft hatch door to comprise solid core 30 minutes fire door blank cut down to appropriate size, with hardwood lipping's glued and screwed to each leaf edge. Provide and fit 10mm intumescent and smoke seals to be pinned into rebates on each leaf edge of the loft hatch door or alternatively into the loft hatch frame. The whole door to fit into the existing frame with no more than a 4mm gap at any point between the hatch door and the frame. 2-barrel bolts are to be provided and fitted on opposite sides of the exposed face to keep the hatch in a closed position under pressure when not in use.</p> <p>ELECTRICAL SUPPLY</p> <p>11. Provide additional sockets to each bedroom so that each bedroom is fitted with a minimum of 6 power outlets. Ensure all works are carried out in accordance with the I.E.T Wiring Regulations and a certificate of installation is submitted to the Council on completion.</p> <p>MANAGEMENT</p> <p>12. Hack off any defective or perished cement to the surface of the ramp and path providing access to the property. Re-lay concrete of adequate thickness on a firm base, left flush with existing and</p>	
---	--

provide a suitable guardrail to both the ramp and path directly outside to the front door. Make good all works disturbed.

13. Supply and fit suitable restrictors to the windows throughout the first floor.

14. Take down the defective wallpaper to Room 5 (first floor rear left room). Redecorate as necessary.

15. Replace the gas prepayment meter with a quarterly meter or provide an additional meter so that all the communal gas amenities are on the landlords supply via quarterly credit meters.

16. Hack off the defective paint work above the left side of the window in Room 3 (first floor front left) and redecorate as necessary.

17. Remove the existing handrail to the staircase in Room 6 (second floor). Replace with a suitable handrail sited between 900mm and 1,000mm from the top of the handrail to pitch line or floor of the stairs and must be secure and able to withstand the forces that users are likely to place upon it.

OCCUPANCY

18. Bedroom 5 measures 5.44 metres squared (2.446m x 2.226m). This is below the legal minimum requirement of 6.51 metres squared and the 1 person room size standard at Decorum Borough Council of 8 metres squared. Due to this the room cannot be occupied in its current configuration. Under the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 you have 18 months from the date of notification for compliance. This has been reflected on the HMO licence occupancy.

GENERAL NOTES

- A self-closing device must be capable of closing the door, engaging the latch and holding the door firmly closed. Garden gate trope coil springs, rising butt hinges and "Gibraltar" type fixed jamb closers are not acceptable.
- All works are to be carried out in accordance with good building practice and in compliance with all statutory requirements and British standards.
- All finishes, fixtures and fittings disturbed by these works are to be suitably reinstated, including any necessary redecoration.

	<ul style="list-style-type: none">• Clear away all debris from the site and leave the premises clean and tidy on completion.• Proper advanced notification of works must be given to the residents and all necessary aid given for moving furniture and fittings, protecting possessions and providing alternative services as necessary.	
--	--	--

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048054</p> <p>Licence valid from: 26 November 2019 to: 25 November 2024</p>	<p>15 Vauxhall Road Hemel Hempstead Hertfordshire HP2 4HW</p>	<p>Licence holder(s): Russet Properties Limited 11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP</p> <p>Person(s) managing the licensed HMO: Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Elizabeth Robinson 54 Manorville Road, Hemel Hempstead, Hertfordshire, HP3 0AP</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 2 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048092</p> <p>Licence valid from: 19 July 2019 to: 18 July 2024</p>	<p>26 Flatfield Road Hemel Hempstead Hertfordshire HP3 8EX</p>		<p>Licence holder(s): Mr Ghalib Boutany 35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN</p> <p>Person(s) managing the licensed HMO: Mr Ghalib Boutany 35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048128</p> <p>Licence valid from: 24 November 2020 to: 23 November 2025</p>	<p>9 Wensleydale Hemel Hempstead Herts</p>	<p>Licence holder(s): Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA</p> <p>Person(s) managing the licensed HMO: Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 0 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 0 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 0 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 0</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048155</p> <p>Licence valid from: 24 November 2020 to: 23 November 2025</p>	<p>11 Wensleydale Hemel Hempstead Hertfordshire HP2 5TF</p>	<p>Licence holder(s): Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA</p> <p>Person(s) managing the licensed HMO: Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL51BA</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 3 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048301</p> <p>Licence valid from: 26 July 2019 to: 25 July 2024</p>	<p>27 Corner Hall Avenue Hemel Hempstead Hertfordshire HP3 9EE</p>		<p>Licence holder(s): Mr Andy Cattigan 25B Old Airfield Ind Est, Cheddington Lane, Long Marston, Tring, Buckinghamshire, HP23 4QR</p> <p>Person(s) managing the licensed HMO: Mr Andy Cattigan 25B Old Airfield Ind Est, Cheddington Lane, Long Marston, Tring, Buckinghamshire, HP23 4QR</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048421</p> <p>Licence valid from: 4 September 2019 to: 3 September 2024</p>	<p>17 Robin Hood Meadow Hemel Hempstead Hertfordshire HP2 6NH</p>	<p>Licence holder(s): Rakhi Kakad Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW</p> <p>Person(s) managing the licensed HMO: MTO Investment Ltd 23-25 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA</p>	<p>Maximum permitted number of: Households: 5 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 0 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048467</p> <p>Licence valid from: 31 July 2020 to: 30 July 2025</p>	<p>10 Tannsfield Drive Hemel Hempstead Hertfordshire HP2 5LG</p>		<p>Licence holder(s): Tracy Khan 66 Tile Kiln Lane, Hemel Hempstead, Hertfordshire, HP3 8NH</p> <p>Person(s) managing the licensed HMO: Gavin Tuohy 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>				

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048471</p> <p>Licence valid from: 30 April 2020 to: 29 April 2025</p>	<p>22 Mulready Walk Hemel Hempstead Hertfordshire HP3 9FS</p>	<p>Licence holder(s): Nisa Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p> <p>Person(s) managing the licensed HMO: Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p>	<p>Maximum permitted number of: Households: 7 Occupants: 11</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048529</p> <p>Licence valid from: 31 July 2020 to: 30 July 2025</p>	<p>19 Barley Croft Hemel Hempstead Hertfordshire HP2 4UY</p>	<p>Licence holder(s): PANKAJ RACH Nirvana, 2 The Hemmings, Berkhamsted, Hertfordshire, HP4 3NY</p> <p>Person(s) managing the licensed HMO: JEN Homes Limited 18 High Street, Hemel Hempstead, Hertfordshire, HP1 3AE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048572</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>131 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mr Khilan Hingrajia 8 Yeatman Road, London, W6 4DT</p> <p>Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048584</p> <p>Licence valid from: 3 March 2020 to: 2 March 2025</p>	<p>85a High Street Hemel Hempstead Hertfordshire HP1 3AH</p>	<p>Licence holder(s): Mr Alberto & Jacqueline Valota 1 Romeland Hill, St Albans, Hertfordshire, AL3 4ET</p> <p>Person(s) managing the licensed HMO: Jen Homes Ltd T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048656</p> <p>Licence valid from: 24 October 2019 to: 23 October 2024</p>	<p>15 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Olga Wlodarska-Woda 42 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HD</p> <p>Person(s) managing the licensed HMO: Olga Wlodarska-Woda 42 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HD</p>	<p>Maximum permitted number of: Households: 4 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 4 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 4 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048660</p> <p>Licence valid from: 21 January 2020 to: 20 January 2025</p>	<p>63 Dunlin Road Hemel Hempstead Hertfordshire HP2 6LY</p>	<p>Licence holder(s): Ogo Chuma 7 Rushdene Close, Northolt, Middlesex, UB56NR</p> <p>Person(s) managing the licensed HMO: Ogo Chuma 7 Rushdene Close, Northolt, Middlesex, UB56NR</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 3 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048788</p> <p>Licence valid from: 12 February 2020 to: 11 February 2025</p>	<p>90 Horsecroft Road Hemel Hempstead Hertfordshire HP1 1PX</p>	<p>Licence holder(s): Mr Aeron Mathers 13 Market Square, Horsham, West Sussex, RH12 1EU</p> <p>Person(s) managing the licensed HMO: Hemel Lets Limited 13 Market square, Horesham, West Sussex, RH12 1EU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 1 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048790</p> <p>Licence valid from: 13 January 2020 to: 12 January 2025</p>	<p>103 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mrs Rupinder Mahil Bracken Hill House, North Road, Leigh Woods, Bristol, BS8 3PL The Davies & Mahil Property Company Ltd Bracken Hill House, North Road, Leigh Woods, Bristol, BS8 3PL</p> <p>Person(s) managing the licensed HMO: Squires Estate Agent 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048794</p> <p>Licence valid from: 12 March 2020 to: 11 March 2025</p>	<p>219 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NQ</p>	<p>Licence holder(s): Jennifer Kenton 14 Langley Road, Watford, WD17 4PT</p> <p>Person(s) managing the licensed HMO: Jennifer Kenton 14 Langley Road, Watford, WD17 4PT</p>	<p>Maximum permitted number of: Households: 8 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 4 WHBs: 4 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048813</p> <p>Licence valid from: 4 December 2019 to: 3 December 2024</p>	<p>66 Hilltop Road Berkhamsted Hertfordshire HP4 2HW</p>	<p>Licence holder(s): Alex Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p> <p>Person(s) managing the licensed HMO: Alex Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048847</p> <p>Licence valid from: 24 December 2019 to: 23 December 2024</p>	<p>231 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EG</p>		<p>Licence holder(s): Sandra Mellish 118 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BD</p> <p>Person(s) managing the licensed HMO: Sandra Mellish 118 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048862</p> <p>Licence valid from: 23 December 2019 to: 22 December 2024</p>	<p>9 Saturn Way Hemel Hempstead Herts HP2 5NY</p>	<p>Licence holder(s): Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD</p> <p>Person(s) managing the licensed HMO: Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD</p>	<p>Maximum permitted number of: Households: 7 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048890</p> <p>Licence valid from: 18 August 2020 to: 17 August 2025</p>	<p>80 Allandale Hemel Hempstead Hertfordshire HP2 5AT</p>	<p>Licence holder(s): Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p> <p>Person(s) managing the licensed HMO: Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049179</p> <p>Licence valid from: 2 September 2019 to: 1 September 2024</p>	<p>13 Washington Avenue Hemel Hempstead Hertfordshire HP2 6AA</p>	<p>Licence holder(s): Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Ms Jeanette Squire 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049234</p> <p>Licence valid from: 3 August 2020 to: 2 August 2025</p>	<p>23 Goldfield Road Tring Herts HP23 4AZ</p>	<p>Licence holder(s): Kishorkant Bhattessa 10 Queen Street Place, London, EC4R 1AG</p> <p>Person(s) managing the licensed HMO: Jose Gomez 90 Sandpiper Way, Leighton Buzzard, LU7 4SS</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 3 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049389</p> <p>Licence valid from: 11 December 2020 to: 10 December 2025</p>	<p>1 St Michaels Avenue Hemel Hempstead Hertfordshire HP3 8HF</p>	<p>Licence holder(s): Mat Roe 44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB</p> <p>Person(s) managing the licensed HMO: Mat Roe 44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB</p>	<p>Maximum permitted number of: Households: 6 Occupants: 12</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049440</p> <p>Licence valid from: 5 May 2020 to: 4 May 2025</p>	<p>Longfield Aylesbury Road Tring Herts HP23 4DH</p>	<p>Licence holder(s): Alastair Ames 15 Dobbins Lane, Wendover, Aylesbury, HP22 6BZ</p> <p>Person(s) managing the licensed HMO: Alastair Ames 15 Dobbins Lane, Wendover, Aylesbury, HP22 6BZ</p>	<p>Maximum permitted number of: Households: 10 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 1</p> <p>No. of rooms providing sleeping accommodation: 10 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 10</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 5 WHBs: 7 Showers: 5 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049535</p> <p>Licence valid from: 18 June 2020 to: 17 June 2025</p>	<p>The Marchmont Piccotts End Hemel Hempstead Hertfordshire HP1 3AT</p>	<p>Licence holder(s): Firesafe Solutions (UK) LTD Claylands Road, Bishops Waltham, Southampton, Hampshire, SO321BH</p> <p>Person(s) managing the licensed HMO: Mr Uros Cvijovic The Marchmont, Piccotts End, Hemel Hempstead, Hertfordshire, HP1 3AT</p>	<p>Maximum permitted number of:</p> <p>Households: 8 Occupants: 10</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 1</p> <p>No. of rooms providing sleeping accommodation: 9 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities:</p> <p>Sinks: 2 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>HEATING 1. Drain down the central heating system throughout the property. Supply and fit thermostatic radiator valves (TRVs) to each radiator. Re-fill the system and leave working as intended on completion.</p> <p>WASHING FACILITIES, SANITARY CONVENIENCES 2. First floor bathroom to undergo a complete refurbishment. 3. Take up the poorly fitting laminate flooring to the second floor communal bathroom. Supply and fit in lieu a suitable, impervious and well-fitting floor covering. 4. Replace the shower tray fascia in the second floor communal bathroom. 5. Secure the bath panel in the ensuite bathroom of Room 6. 6. To each bathroom/shower room there is to be constantly available hot and cold water to be supplied via suitable taps and a glazed tile splashback of a minimum height of 300mm where practicable</p>			

to all sole and shared bathroom/shower rooms.
7. Remove the defective sealant to all sole and shared bathroom/shower rooms and reseal with a suitable sealant. Leave watertight on completion.
8. Wash down the mould growth all sole and shared bathroom/shower rooms with an antifungal solution and redecorate as necessary.
KITCHENS (SHARED)
9. Upgrade both kitchen facilities so that each kitchen comprise of the following as a minimum;
10. 500mm x 1500mm of impervious work surface, excluding any area covered by a major appliance.
11. Adequate cupboard space for food storage for each letting to consist of a 500mm base unit or a 1000mm wall unit as a minimum (a sink base unit will not be acceptable for this purpose)
12. A full size sink (500mm x 1000mm) with a draining board, plug, chain and waterproof splashback to a minimum height of 300mm. The sink is to be properly connection to the soil drainage system and adequate and constantly available hot and cold drinking water supplied via suitable taps (stand-alone water heaters are not acceptable).
13. An impervious work surface of minimum length 1500mm x 500mm (excluding any area covered by a major appliance);
14. Adequate cupboard space for the storage of kitchen utensils.
15. A suitable gas or electric cooking appliance with oven, grill and a minimum of four burners or hotplates.
16. Glazed tiled splashbacks provided to the sink unit, cooking appliance and work surface(s) to a minimum height of 300mm, where practicable
17. An adequately sized refrigerator with a freezer compartment for each household/letting.
18. Four sockets in addition to sockets for each appliance set at a convenient height in a safe position above the work surface.
19. Suitable kitchen waste bins and re-cycling bins.
20. Any damaged work surfaces will requirement replacement.
21. Any damaged kitchen units will need to be overhauled or replace, this includes doors, fittings, laminate strips etc.
22. Take up any defective flooring, particularly in the first

floor kitchen and replace with a suitable, imperious flooring.

FIRE PRECAUTIONARY FACILITIES

23. Provide a fire blanket complying with BS EN 1869:1997 to the communal kitchens. Each blanket is to be in a wall-mounted holder near the cooking appliance, but not directly above it.

24. Any fire extinguishers present must be wall mounted throughout the property.

25. The damaged fire door to the attic is to be replaced.

26. Supply and fit to each bedroom door a suitable lock with an internal thumb turn cylinder.

27. Install intumescent strips and smoke seals to all fire doors.

28. Ensure any screwed in plates, numbers, key operated locks or hooks to the any of the fire doors throughout the property are removed and filled with intumescent paste.

29. Adjust the doors as necessary to ensure that the smoke seals just make contact with the linings of the door frames, and supply and fit suitable self-closers (good-quality overhead closers are strongly recommended), properly adjusted so that they close the doors fully and engage the latches.

30. Remove the existing loft hatch. Provide and fix suitable lining complete with minimum 25mm deep stops, both to be glued and screwed to loft hatch frame. Provide and fit 30 minutes fire resistant loft hatch door to comprise solid core 30 minutes fire door blank cut down to appropriate size, with hardwood lippings glued and screwed to each leaf edge. Provide and fit 10mm intumescent and smoke seals to be pinned into rebates on each leaf edge of the loft hatch door or alternatively into the loft hatch frame. The whole door to fit into the existing frame with no more than a 4mm gap at any point between the hatch door and the frame. 2-barrel bolts are to be provided and fitted on opposite sides of the exposed face to keep the hatch in a closed position under pressure when not in use.

31. Clearly visible 'EXIT' exit signs comprising white figures on a green background should be provided within the stairwell at each landing level to clearly indicate the escape route from the building Size 100mm x 500mm to comply with The Health and Safety (Safety Signs and Symbols) Regulations 1996. Exit signs above final exit doors shall be provided above alternative exit doors, for example above the rear door from the kitchen.

32. The lever lock to the office door is to be removed and the space infilled with intumescent paste.
33. Remove all items stored within the communal areas. The fire escape must be kept clear of obstruction at all times.
- VENTILATION
34. Ensure mechanical extractor fans are fitted to all bathrooms. The fan must be capable of providing a minimum of 4 air changes per hour to the outside air and fitted with a 20 minute overrun connected to the light.
35. Overhaul or replace the mechanical extractor fans to the kitchens. The fan must be capable of providing a minimum of 1 air change per hour to the outside air.
- ELECTRICAL SUPPLY
36. Replace any damaged sockets throughout the property and provide 6 electrical sockets to each bedroom so that each room is fitted with a minimum of 6 power outlets. Ensure all works are carried out in accordance with the I.E.T Wiring Regulations and a certificate of installation is submitted to the Council on completion.
37. The ceiling rose pendant light fitting to the ceiling of room 7 needs to be refitted.
38. The ceiling light fitment to the ensuite of room 4 needs replacing/refitting so there is no gap between the light and ceiling.
39. Ensure that all light fitments within the rooms and corridors have bulbs and are in full working order.
40. Ensure all bathroom lighting meets the minimum required IP Rating and are fitted with suitable covers.
41. Remind tenants not to over use extension leads.
- GAS SAFETY
42. Supply and install a suitable carbon monoxide alarm sited 1 – 3 metres away from the boilers and in accordance with the manufacturer’s instructions.
- MANAGEMENT
43. Display a notice board in the communal hallway to include the gas safety certificate, emergency numbers and a copy of the HMO licence.
44. Redecorate the communal areas and make good damage to walls and flooring. There should no loose/damaged flooring.

<p>45. Cut out any damaged areas of timber flooring from throughout the property (particularly in – but not restricted to - the loft areas). Replace these and any missing with timbers to match existing and treat as necessary. Leave even and secure on completion.</p> <p>46. The staircase treads up to the attic are to be repaired and made non-slip and trailing trunking to be suitably secured.</p> <p>47. The bannister up to the attic is to be repaired and made safe.</p> <p>48. The ceilings to the attic spaces are to be repaired/replaced.</p> <p>49. Provide and fit a handrail to the staircases leading to the attic. Ensure the handrail is shaped so that it is easy to grasp. The handrail should be sited between 900mm and 1,000mm from the top of the handrail to pitch line or floor of the stairs and must be secure and able to withstand the forces that users are likely to place upon it.</p> <p>50. Overhaul the timber framed sash windows throughout the property. Cut out rotten or otherwise defective timbers and replace with pre-primed sound timber to match existing properly fixed/jointed in position. Re-glaze cracked, broken or missing panes. Ease, adjust and leave each window sound, weatherproof and in proper working order upon completion.</p>	
--	--

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049753</p> <p>Licence valid from: 27 October 2019 to: 26 October 2024</p>	<p>187 Washington Avenue Hemel Hempstead Hertfordshire HP2 6BB</p>	<p>Licence holder(s): Alison Martin 2 Woodland Close, Hemel Hempstead, Hertfordshire, HP1 1RQ</p> <p>Person(s) managing the licensed HMO: Alison Martin 2 Woodland Close, Hemel Hempstead, Hertfordshire, HP1 1RQ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050161</p> <p>Licence valid from: 6 August 2020 to: 5 August 2025</p>	<p>15 Malvern Way Hemel Hempstead Hertfordshire HP2 5RB</p>	<p>Licence holder(s): Colin Claydon Atalaya, The Green, Croxley Green, Rickmansworth, Hertfordshire, WD3 3HX</p> <p>Person(s) managing the licensed HMO: Colin Claydon Atalaya, The Green, Croxley Green, Rickmansworth, Hertfordshire, WD3 3HX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050212</p> <p>Licence valid from: 4 August 2021 to: 3 June 2026</p>	<p>12 Mayflower Avenue Hemel Hempstead Hertfordshire HP2 4AE</p>	<p>Licence holder(s): Silvertree Homes Ltd 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p> <p>Person(s) managing the licensed HMO: Gavin Tuohy 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050220</p> <p>Licence valid from: 23 May 2019 to: 22 May 2024</p>	<p>25 Barnfield Hemel Hempstead Hertfordshire HP3 9QJ</p>	<p>Licence holder(s): LINS Property Development 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: LINS Property Development 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050386</p> <p>Licence valid from: 22 June 2021 to: 21 June 2026</p>	<p>88 Crawley Drive Hemel Hempstead Hertfordshire HP2 6BU</p>	<p>Licence holder(s): Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX</p> <p>Person(s) managing the licensed HMO: Francisco Cardoso 8 Hillfield Road, Hemel Hempstead, Hertfordshire, HP2 4AB</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050388</p> <p>Licence valid from: 16 July 2020 to: 15 July 2025</p>	<p>208 Spring Lane Hemel Hempstead Hertfordshire HP1 3QZ</p>	<p>Licence holder(s): Kudos Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Kudos Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050402</p> <p>Licence valid from: 3 March 2020 to: 3 September 2024</p>	<p>Junipers 7a Great Road Hemel Hempstead Hertfordshire HP2 5LB</p>	<p>Licence holder(s): Anjali Singh 3 White House Court, Amersham, Chesham, HP6 5FD</p> <p>Person(s) managing the licensed HMO: Arren Limited 10 - 12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 0 Occupants: 0</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050559</p> <p>Licence valid from: 18 July 2019 to: 17 July 2024</p>	<p>8 Cambrian Way Hemel Hempstead Hertfordshire HP2 5RH</p>	<p>Licence holder(s): Grey Hawk Ltd Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP</p> <p>Person(s) managing the licensed HMO: Grey Hawk Ltd Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 2 WHBs: 4 Showers: 0 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars										
<p>M050624</p> <p>Licence valid from: 22 May 2020 to: 21 May 2025</p>	<p>11 The Glen Hemel Hempstead Hertfordshire HP2 6EL</p>	<p>Licence holder(s): Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td>Occupants:</td> </tr> <tr> <td>6</td> <td>8</td> </tr> </table> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 1</td> <td>WCs: 2</td> </tr> <tr> <td>WHBs: 2</td> <td>Showers: 1</td> <td>Kitchens: 1</td> </tr> </table>	Households:	Occupants:	6	8	Sinks: 1	Baths: 1	WCs: 2	WHBs: 2	Showers: 1	Kitchens: 1
Households:	Occupants:												
6	8												
Sinks: 1	Baths: 1	WCs: 2											
WHBs: 2	Showers: 1	Kitchens: 1											
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>											
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>													

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050649</p> <p>Licence valid from: 11 June 2020 to: 10 June 2025</p>	<p>1 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Alex Francis Seymour House, 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p> <p>Person(s) managing the licensed HMO: Alex Francis Seymour House, 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050663</p> <p>Licence valid from: 8 July 2021 to: 7 July 2026</p>	<p>2 Micklefield Road Hemel Hempstead Hertfordshire HP2 4PG</p>	<p>Licence holder(s): Chris Ryder 40 Briar Road, St Albans, Hertfordshire, AL4 9TL</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 1 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050772</p> <p>Licence valid from: 3 June 2020 to: 2 June 2025</p>	<p>20 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Parminder Dost 10-12 Barnes Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Parminder Dost 10-12 Barnes Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050775</p> <p>Licence valid from: 26 September 2019 to: 25 September 2024</p>	<p>62 Hobbs Hill Road Hemel Hempstead Hertfordshire HP3 9QF</p>	<p>Licence holder(s): HRK Property LTD Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW HRK Property Ltd</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050776</p> <p>Licence valid from: 21 November 2019 to: 20 November 2024</p>	<p>57 Wootton Drive Hemel Hempstead Hertfordshire HP2 6LA</p>	<p>Licence holder(s): HRK Property LTD Beechwood, Solesbridge Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5SW</p> <p>Person(s) managing the licensed HMO: Arren Limited 10 - 12 Barnes High Street, London, SW12 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050873</p> <p>Licence valid from: 5 January 2021 to: 4 January 2026</p>	<p>99 Wharfedale Hemel Hempstead Hertfordshire HP2 5TG</p>	<p>Licence holder(s): Wendy Harvey Four Acres Nursery, Hemel Hempstead Road, Berkhamstead, HP4 1QR</p> <p>Person(s) managing the licensed HMO: Carter Duthie 34 Station Parade, Denham, Buckinghamshire, UB9 5ET</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050968</p> <p>Licence valid from: 23 February 2021 to: 22 February 2026</p>	<p>16 Tamar Green Hemel Hempstead Hertfordshire HP2 6EP</p>	<p>Licence holder(s): Geoffrey King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p> <p>Person(s) managing the licensed HMO: Geoffrey King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050970</p> <p>Licence valid from: 20 September 2021 to: 19 September 2026</p>	<p>4 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Dr Renu Patel 32 Hazel Gardens, Edgware, HA8 8PB</p> <p>Person(s) managing the licensed HMO: Aaron Marks First Floor, 85 Great Portland Street, London, W1W 7LT</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 4 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051189</p> <p>Licence valid from: 13 September 2021 to: 12 September 2026</p>	<p>7 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Mr Graham Charles Wenborn 7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX</p> <p>Person(s) managing the licensed HMO: Mr Graham Charles Wenborn 7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051419</p> <p>Licence valid from: 12 August 2021 to: 11 August 2026</p>	<p>11 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Mr Patrick Davis 35 Garston Lane, Watford, WD25 9QP</p> <p>Person(s) managing the licensed HMO: Mr Patrick Davis 35 Garston Lane, Watford, WD25 9QP</p>	<p>Maximum permitted number of: Households: 4 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 4 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051560</p> <p>Licence valid from: 2 August 2021 to: 1 August 2026</p>	<p>15 Malvern Way Hemel Hempstead Hertfordshire HP2 5RB</p>	<p>Licence holder(s): Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051707</p> <p>Licence valid from: 9 April 2021 to: 8 April 2026</p>	<p>32 Rant Meadow Hemel Hempstead Hertfordshire HP3 8EQ</p>	<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars										
<p>M051823</p> <p>Licence valid from: 1 October 2019 to: 30 September 2024</p>	<p>2 Runham Road Hemel Hempstead Hertfordshire HP3 9JB</p>	<p>Licence holder(s): Nicholas Pedrithes Ground Floor - Suite F, Breakspear Park Breakspear Way, Hemel Hempstead, HP2 4TZ</p> <p>Nicholas Pedrithes Ground Floor - Suite F, Breakspear Way, Hemel Hempstead, HP2 4TZ</p> <p>Person(s) managing the licensed HMO: Nicholas Pedrithes Ground Floor - Suite F, Breakspear Park Breakspear Way, Hemel Hempstead, HP2 4TZ</p> <p>LINS Property Developments Ltd Ground Floor - Suite F, Breakspear Way, Hemel Hempstead, HP2 4TZ</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td>Occupants:</td> </tr> <tr> <td>6</td> <td>6</td> </tr> </table> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 1</td> <td>WCs: 2</td> </tr> <tr> <td>WHBs: 2</td> <td>Showers: 1</td> <td>Kitchens: 1</td> </tr> </table>	Households:	Occupants:	6	6	Sinks: 1	Baths: 1	WCs: 2	WHBs: 2	Showers: 1	Kitchens: 1
Households:	Occupants:												
6	6												
Sinks: 1	Baths: 1	WCs: 2											
WHBs: 2	Showers: 1	Kitchens: 1											
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>											
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>													

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051856</p> <p>Licence valid from: 14 January 2020 to: 13 November 2025</p>	<p>3 The Wye Hemel Hempstead Hertfordshire HP2 6EJ</p>	<p>Licence holder(s): Ms Lou Cheng Chan 22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR</p> <p>Person(s) managing the licensed HMO: Ms Lou Cheng Chan 22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051970</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>107 Claymore Hemel Hempstead Hertfordshire HP2 6LW</p>	<p>Licence holder(s): Dr Renu Patel 32 Hazel Gardens, Edgware, HA8 8PB</p> <p>Person(s) managing the licensed HMO: Aaron Marks First Floor, 85 Great Portland Street, London, W1W 7LT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052368</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>Park View 109 Lawn Lane Hemel Hempstead Hertfordshire HP3 9HS</p>	<p>Licence holder(s): Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p> <p>Person(s) managing the licensed HMO: Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052412</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>133 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Khilan Hingrajia 8 Yeatman Road, London, N6 4DT</p> <p>Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052466</p> <p>Licence valid from: 28 September 2021 to: 27 September 2026</p>	<p>18 Western Road Tring Herts HP23 4BB</p>	<p>Licence holder(s): Mr Stephen Byrne 18 Western Road, Tring, Hertfordshire, HP23 4BB</p> <p>Person(s) managing the licensed HMO: Mr Stephen Byrne 18 Western Road, Tring, Hertfordshire, HP23 4BB</p>	<p>Maximum permitted number of: Households: 10 Occupants: 10</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 10 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 10</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052548</p> <p>Licence valid from: 14 September 2021 to: 13 September 2026</p>	<p>20 Barley Croft Hemel Hempstead Hertfordshire HP2 4UY</p>	<p>Licence holder(s): Sharon Pettitt 12 Gade Close, Hemel Hempstead, Herts, HP1 3LH</p> <p>Person(s) managing the licensed HMO: Sharon Pettitt 12 Gade Close, Hemel Hempstead, Herts, HP1 3LH</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053129</p> <p>Licence valid from: 22 June 2021 to: 21 June 2026</p>	<p>88 Crawley Drive Hemel Hempstead Hertfordshire HP2 6BU</p>	<p>Licence holder(s): Francisco Cardoso 8 Hillfield Road, Hemel Hempstead, Hertfordshire, HP2 4AB</p> <p>Person(s) managing the licensed HMO: Francisco Cardoso 8 Hillfield Road, Hemel Hempstead, Hertfordshire, HP2 4AB</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 139 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Standard licence conditions

The following standard conditions apply to all licences listed below. Any additional non-standard conditions are listed in each entry.

Management Arrangements

1. The licence holder shall make arrangements for regular inspections of the property to monitor and ensure compliance with this licence and associated conditions.
2. Where required by the Council the licence holder and/or manager shall attend training as specified in writing by the Council. Where competency in property management is demonstrated this requirement will not be enforced.
3. The licence holder shall make arrangements to ensure all facilities and equipment provided to occupants are kept in repair and proper working order.
4. The licence holder shall make arrangements for regular cleaning of the communal areas.
5. The licence holder shall ensure up to date records are maintained for all residents. These records shall include each resident's full name and the part of the property they occupy.
6. The licence holder will ensure that the manager and (so far as reasonably practicable) the occupiers comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 (as amended).
7. The licence holder and/or manager shall ensure that the property is kept in repair.

Letting Arrangements

8. The licence holder and/or manager shall provide each tenant or licensee with a written agreement specifying their terms of occupation at the commencement of any rental or licence period. The licence holder and/or manager shall provide a copy of any such agreement to the Private Sector Housing team within 7 days of receiving a request.
9. The licence holder and/or manager must provide the following written details to every current occupier, plus to new occupiers on commencement of their tenancy or licence:
 - (a) the name of the licence holder and manager;
 - (b) the licence holder and manager's contact address;
 - (c) the licence holder and manager's daytime telephone number;
 - (d) an emergency telephone number; and
 - (e) a copy of this Licence.

Display of information in the property

10. The name, address and contact number of the licence holder and manager must be prominently displayed in at least one location in the common parts of the property.

Anti-social Behaviour

11. The licence holder and/or manager will co-operate with reasonable requests from the Police and the Council to assist in the prevention and reduction of anti-social behaviour by occupiers of the property and visitors to the property.
12. The licence holder and/or manager will include a condition in all tenancy/licence agreements granted after the issue of this licence which provides that occupiers, members of their household and their visitors shall not cause anti-social behaviour in, or in the locality of, the property.
13. The licence holder and/or manager shall notify the Private Sector Housing team of any steps taken to evict an occupier from the property due to anti social behaviour. A copy of any notice requiring the occupier to give up possession shall be provided to the Private Sector Housing team within 4 weeks of the date of service of the notice.

Refuse Disposal

14. The licence holder and/or manager shall ensure sufficient containers for waste are provided and stored in a suitable location.

External Areas

15. The licence holder and/or manager shall ensure any yard or garden is kept clear of accumulations of refuse, are tidy and not overgrown.
16. The licence holder and/or manager shall ensure any fences or external walls within the curtilage of the property are maintained and kept in reasonable repair.

Electrical System

17. The licence holder shall instruct a competent (e.g. NICEIC/ECA Registered) and suitably qualified electrical inspector to carry out a full periodic test and report on the entire electrical installation at least once every five years. The licence holder shall ensure all remedial works recommended by the inspector to bring the electrical installation up to current Institute of

Electrical Engineers standards are undertaken within the timescales specified in the Inspector's report or within 12 weeks of the date of the test, whichever is the soonest.

NB. Where the contractor is not NICEIC/ECA registered, they shall be deemed competent if a certificate is provided indicating they are qualified to the current Inspection and Testing standards i.e. City and Guilds 2391, Inspection and Testing Certificate. The report provided by them shall detail the information required by BS 7671:2001 or any subsequent British Standard relating to the testing and inspection of domestic electrical installations.

18. A copy of the report produced in accordance with condition 17 above shall be provided to the Private Sector Housing team within 4 weeks of the date of the test.
19. Upon completion of any remedial/improvement works, the contractor must provide to the licence holder a valid Electrical Installation Certificate/Minor Electrical Installation Works Certificate in accordance with the current British Standard. The licence holder must provide a copy of this certificate to the Private Sector Housing team within 4 weeks of the date of the certificate. Where the contractor is not NICEIC/ECA registered the report shall detail all the information required by the current British Standard and Guidance Note 3 including all amendments.

Gas Installation

20. Every 12 months, the licence holder shall instruct a competent person (who must in all cases be listed on the Gas Safe register) to test the gas installation and repair or renew as necessary all fittings found to be inadequate or defective so as to leave it in proper working order. The test and condition of the installation shall be in compliance with the current Gas Safety Regulations and Statutory Undertaker's requirements.
21. The licence holder must provide a copy of the Gas Safety Certificate within 4 weeks of the date of each test.

Electrical appliances made available by the licence holder

22. The licence holder shall ensure that a competent person inspects all electrical appliances provided by the licence holder annually.
23. The licence holder must ensure that the competent person provides a certificate of their inspection and that a copy of that certificate is provided to the Private Sector Housing Team within 4 weeks of the date of the certificate.
24. Where defects are found the licence holder and/or manager shall ensure all necessary steps are taken to repair or renew equipment to a safe condition without undue delay.

Furniture Safety

25. The licence holder shall ensure all furniture provided meets the current Regulations relating to fire safety of furnishings and upholstery.

Gas, Electricity and Water Supply

26. The licence holder and/or manager shall ensure that the facilities for the supply of water, gas (if any) and electricity to the property are kept in repair and proper working order and that their supply is not unreasonably interrupted.
27. Where the licence holder pays for utilities, these utilities must not be disconnected, or threatened with disconnection as a result of any default by the licence holder.
28. Where space heating and hot water are provided centrally and controlled by the licence holder the licence holder shall ensure that they are made available to an extent which meets the reasonable needs of occupants in the premises.

Fire Safety

29. The licence holder and/or manager shall ensure:
 - (a) that they comply with all applicable requirements of the Regulatory Reform (Fire Safety) Order 2005;
 - (b) that all means of escape shall be kept free from obstruction;
 - (c) that an automatic fire detection system and emergency lighting are installed so as to cover all common parts of the property;
 - (d) that a smoke alarm is installed on each storey of the property on which there is a room used wholly or partly as living accommodation;
 - (e) that a carbon monoxide alarm is installed in any room in the property which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance;
 - (f) that all equipment for the detection of fire and carbon monoxide and emergency lighting are tested every 12 months by a competent person and that the competent person provides a certificate demonstrating that they are in repair and proper working order. Any such certificate must be provided to the Private Sector Housing team within 4 weeks of the date of the certificate;
 - (g) all equipment for the detection of fire and carbon monoxide and emergency lighting are kept in repair and proper working order at all times;
 - (h) all rooms containing cooking facilities are provided with a fire blanket conforming to the current British Standard.