



Data last updated: **01 September 2025**

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 For details of historic licences, or licences which have been revoked, surrendered or superseded, please contact us.

Any queries?

Please send any enquiries to:

By post: Private Sector Housing 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 licensing 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

M046254

Validity dates

From: **23 August 2021**

To: **22 August 2026**

Address of the licensed HMO

**125 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

Mr Paul Ashman

Suite 102, 46 Eversholt Street, London, NW1 1DA

Person(s) managing the licensed HMO

Jeanette Squires

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M047193

Validity dates

From: **14 September 2020**

To: **13 September 2025**

Address of the licensed HMO

**54 Ellingham Road
Hemel Hempstead
Hertfordshire
HP2 5LJ**

Licence-holder(s)

Elizabeth Robinson

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Elizabeth Robinson

54 Manorville Road, Hemel Hempstead, Hertfordshire, HP3 0AP

Person(s) managing the licensed HMO

Elizabeth Robinson

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **6**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M048128

Validity dates

From: **24 November 2020**

To: **23 November 2025**

Address of the licensed HMO

**9 Wensleydale
Hemel Hempstead
Hertfordshire
HP2 5TF**

Licence-holder(s)

Catherine Hicks

33 Cravells Road, Harpenden, Herts, AL5 1BA

Person(s) managing the licensed HMO

Catherine Hicks

33 Cravells Road, Harpenden, Herts, AL5 1BA

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **4**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M048155

Validity dates

From: **24 November 2020**

To: **23 November 2025**

Address of the licensed HMO

**11 Wensleydale
Hemel Hempstead
Hertfordshire
HP2 5TF**

Licence-holder(s)

Catherine Hicks

33 Cravells Road, Harpenden, Herts, AL5 1BA

Person(s) managing the licensed HMO

Catherine Hicks

33 Cravells Road, Harpenden, Herts, AL51BA

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **2**

No. of baths: **2**

No. of WCs: **3**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M048572

Validity dates

From: **7 September 2021**

To: **6 September 2026**

Address of the licensed HMO

**131 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

Mr Khilan Hingrajia
8 Yeatman Road, London, W6 4DT

Person(s) managing the licensed HMO

Mansoor Akram
193 Dunstable Road, Luton, LU1 1BT

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **5**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M049389

Validity dates

From: **11 December 2020**

To: **10 December 2025**

Address of the licensed HMO

**1 St Michaels Avenue
Hemel Hempstead
Hertfordshire
HP3 8HF**

Licence-holder(s)

Mat Roe

44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB

Person(s) managing the licensed HMO

Mat Roe

44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB

Property particulars

Maximum permitted number of **Households:** **6**
Maximum permitted number of **Occupants:** **12**

No. of storeys above ground: **2**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**
No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **2**
No. of baths: **1**
No. of WCs: **2**
No. of hand-wash basins: **3**
No. of showers: **1**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M049606

Validity dates

From: **2 November 2021**

To: **1 November 2026**

Address of the licensed HMO

**87 Saturn Way
Hemel Hempstead
Hertfordshire
HP2 5PD**

Licence-holder(s)

Francisco Cardoso

54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX

Person(s) managing the licensed HMO

Francisco Cardoso

54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX

Property particulars

Maximum permitted number of **Households**: **4**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **4**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M050212

Validity dates

From: **4 August 2021**

To: **3 August 2026**

Address of the licensed HMO

**12 Mayflower Avenue
Hemel Hempstead
Hertfordshire
HP2 4AE**

Licence-holder(s)

Silvertree Homes Ltd

26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ

Person(s) managing the licensed HMO

Gavin Tuohy

26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M050510

Validity dates

From: **20 December 2021**

To: **19 December 2026**

Address of the licensed HMO

**5 Severnmead
Hemel Hempstead
Hertfordshire
HP2 6DX**

Licence-holder(s)

Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

Person(s) managing the licensed HMO

Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M050852

Validity dates

From: **17 June 2022**

To: **16 June 2027**

Address of the licensed HMO

**8 Westerdale
Hemel Hempstead
Herts
HP2 5TU**

Licence-holder(s)

Mr Adam Pemberton

30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU

Adam Pemberton

Station House, North Street, Havant, PO9 1QU

Person(s) managing the licensed HMO

Mr Adam Pemberton

30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M050873

Validity dates

From: **5 January 2021**

To: **4 January 2026**

Address of the licensed HMO

**99 Wharfedale
Hemel Hempstead
Hertfordshire
HP2 5TG**

Licence-holder(s)

Wendy Harvey

Four Acres Nursery, Hemel Hempstead Road, Berkhamstead, HP4 1QR

Person(s) managing the licensed HMO

Carter Duthie

34 Station Parade, Denham, Buckinghamshire, UB9 5ET

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M051189

Validity dates

From: **13 September 2021**

To: **12 September 2026**

Address of the licensed HMO

**7 Wellbury Terrace
Hemel Hempstead
Hertfordshire
HP2 4NX**

Licence-holder(s)

Mr Graham Charles Wenborn

7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX

Person(s) managing the licensed HMO

Mr Graham Charles Wenborn

7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M051419

Validity dates

From: **12 August 2021**

To: **11 August 2026**

Address of the licensed HMO

**11 Argyll Road
Hemel Hempstead
Hertfordshire
HP2 6NE**

Licence-holder(s)

Mr Patrick Davis

35 Garston Lane, Watford, WD25 9QP

Person(s) managing the licensed HMO

Mr Patrick Davis

35 Garston Lane, Watford, WD25 9QP

Property particulars

Maximum permitted number of **Households:** **4**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **4**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **4**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M051560

Validity dates

From: **2 August 2021**

To: **1 August 2026**

Address of the licensed HMO

**15 Malvern Way
Hemel Hempstead
Hertfordshire
HP2 5RB**

Licence-holder(s)

Mrs Gwyneth Lee

Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Mrs Gwyneth Lee

Station House, North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M051566

Validity dates

From: **7 September 2021**

To: **6 September 2026**

Address of the licensed HMO

**2 High Street Green
Hemel Hempstead
Hertfordshire
HP2 7AQ**

Licence-holder(s)

Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

Person(s) managing the licensed HMO

Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

Property particulars

Maximum permitted number of **Households:** **8**
Maximum permitted number of **Occupants:** **10**

No. of storeys above ground: **3**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **8**
No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **8**

Shared amenities:

No. of sinks: **1**
No. of baths: **1**
No. of WCs: **1**
No. of hand-wash basins: **1**
No. of showers: **0**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M051568

Validity dates

From: **19 August 2021**

To: **18 August 2026**

Address of the licensed HMO

**9 Wellbury Terrace
Hemel Hempstead
Hertfordshire
HP2 4NX**

Licence-holder(s)

Mrs Kelly Slinn

7 Hornbeams, Bricketwood, St Albans, Herts, AL2 3SP

Person(s) managing the licensed HMO

Mrs Kelly Slinn

7 Hornbeams, Bricketwood, St Albans, Herts, AL2 3SP

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M051707

Validity dates

From: **9 April 2021**

To: **8 April 2026**

Address of the licensed HMO

**32 Rant Meadow
Hemel Hempstead
Hertfordshire
HP3 8EQ**

Licence-holder(s)

Stirling ALP Limited

Station House, North street, Havant, PO9 1QU

Person(s) managing the licensed HMO

Mr Adam Pemberton

30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M051856

Validity dates

From: **14 January 2020**

To: **13 November 2025**

Address of the licensed HMO

**3 The Wye
Hemel Hempstead
Hertfordshire
HP2 6EJ**

Licence-holder(s)

Ms Lou Cheng Chan

22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR

Person(s) managing the licensed HMO

Ms Lou Cheng Chan

22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M052000

Validity dates

From: **5 November 2021**

To: **4 November 2026**

Address of the licensed HMO

**47 Alexandra Road
Hemel Hempstead
Hertfordshire
HP2 4AQ**

Licence-holder(s)

Lawrence Boys

Suite 203, Second Floor, China House, 401 Edgware Road, London, NW26GY

Person(s) managing the licensed HMO

Jeanette Squire

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **3**

No. of storeys below ground: **1**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052128

Validity dates

From: **31 August 2021**

To: **30 August 2026**

Address of the licensed HMO

**27 Tamar Green
Hemel Hempstead
Hertfordshire
HP2 6EP**

Licence-holder(s)

Mr Michael Boxford

Unit 61, 17 Holywell Hill, St Albans, AL1 1DT

Person(s) managing the licensed HMO

Mr Michael Boxford

Unit 61, 17 Holywell Hill, St Albans, AL1 1DT

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052324

Validity dates

From: **12 August 2021**

To: **11 August 2026**

Address of the licensed HMO

**130 Gadebridge Road
Hemel Hempstead
Hertfordshire
HP1 3EP**

Licence-holder(s)

Mr Ketan Parekh

Morris Crocker Accountants, Station House, 50 North Street, Havant, Hampshire, PO91QU

Person(s) managing the licensed HMO

Mr Ketan Parekh

Morris Crocker Accountants, Station House, 50 North Street, Havant, Hampshire, PO91QU

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052356

Validity dates

From: **27 August 2021**

To: **26 August 2026**

Address of the licensed HMO

**78 Allandale
Hemel Hempstead
Hertfordshire
HP2 5AT**

Licence-holder(s)

Paul Reynolds

Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Paul Reynolds

Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052368

Validity dates

From: **7 September 2021**

To: **6 September 2026**

Address of the licensed HMO

Park View

109 Lawn Lane

Hemel Hempstead

Hertfordshire

HP3 9HS

Licence-holder(s)

Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Person(s) managing the licensed HMO

Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052412

Validity dates

From: **7 September 2021**

To: **6 September 2026**

Address of the licensed HMO

**133 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

Khilan Hingrajia
8 Yeatman Road, London, N6 4DT

Person(s) managing the licensed HMO

Mansoor Akram
193 Dunstable Road, Luton, LU1 1BT

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **5**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052466

Validity dates

From: **28 September 2021**

To: **27 September 2026**

Address of the licensed HMO

18 Western Road

Tring

Herts

HP23 4BB

Licence-holder(s)

Mr Stephen Byrne

18 Western Road, Tring, Hertfordshire, HP23 4BB

Person(s) managing the licensed HMO

Mr Stephen Byrne

18 Western Road, Tring, Hertfordshire, HP23 4BB

Property particulars

Maximum permitted number of **Households**: **10**

Maximum permitted number of **Occupants**: **10**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **10**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **10**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052548

Validity dates

From: **14 September 2021**

To: **13 September 2026**

Address of the licensed HMO

**20 Barley Croft
Hemel Hempstead
Hertfordshire
HP2 4UY**

Licence-holder(s)

Sharon Pettitt

12 Gade Close, Hemel Hempstead, Herts, HP1 3LH

Person(s) managing the licensed HMO

Sharon Pettitt

12 Gade Close, Hemel Hempstead, Herts, HP1 3LH

Property particulars

Maximum permitted number of **Households**: **4**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **4**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M052859

Validity dates

From: **21 January 2022**

To: **20 January 2027**

Address of the licensed HMO

**40 Valleyside
Hemel Hempstead
Hertfordshire
HP1 2LN**

Licence-holder(s)

Mr Ramnik Patel

1 The Yews, Oadby, Leicester, Leicestershire, L225EF

Person(s) managing the licensed HMO

Mansoor Akram

193 Dunstable Road, Luton, LU1 1BT

Property particulars

Maximum permitted number of **Households**: **7**
Maximum permitted number of **Occupants**: **13**

No. of storeys above ground: **3**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**
No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**
No. of baths: **0**
No. of WCs: **0**
No. of hand-wash basins: **0**
No. of showers: **0**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M052986

Validity dates

From: **13 December 2021**

To: **12 December 2026**

Address of the licensed HMO

**185 Washington Avenue
Hemel Hempstead
Hertfordshire
HP2 6BB**

Licence-holder(s)

Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

Person(s) managing the licensed HMO

Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **2**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M053010

Validity dates

From: **25 January 2022**

To: **24 January 2027**

Address of the licensed HMO

**12 Westview Rise
Hemel Hempstead
Hertfordshire
HP2 5DQ**

Licence-holder(s)

Ann-Marie Geddie

15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST

Person(s) managing the licensed HMO

Ann-Marie Geddie

15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M053066

Validity dates

From: **9 September 2022**

To: **8 September 2027**

Address of the licensed HMO

**7 Alldicks Road
Hemel Hempstead
Hertfordshire
HP3 9JJ**

Licence-holder(s)

Mr Farid Asghari

Park Dental 20, 20 Kingland Road, Poole, Dorset, BH15 1TP

Person(s) managing the licensed HMO

Spicerhaart Residential Lettings Limited

Colwyn House, Sheepen Place, Colchester, Essex, CO3 3LD

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **1**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **4**

No. of non self-contained flats: **3**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M053134

Validity dates

From: **16 January 2023**

To: **15 January 2028**

Address of the licensed HMO

**149a High Street
Berkhamsted
Hertfordshire
HP4 3HH**

Licence-holder(s)

Thai Limited

Stag House, Old London Road, Hertford, Hertfordshire, SG13 7LA

Person(s) managing the licensed HMO

Thai Limited

Stag House, Old London Road, Hertford, Hertfordshire, SG13 7LA

Property particulars

Maximum permitted number of **Households**: **4**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **8**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **8**

Shared amenities:

No. of sinks: **0**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **0**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M053285

Validity dates

From: **21 March 2023**

To: **20 March 2028**

Address of the licensed HMO

**16 Caernarvon Close
Hemel Hempstead
Hertfordshire
HP2 4AN**

Licence-holder(s)

Silvertree Homes Limited

26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ

Person(s) managing the licensed HMO

Silvertree Homes Limited

26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **2**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M053345

Validity dates

From: **11 April 2022**

To: **10 April 2027**

Address of the licensed HMO

**19 Lower Yott
Hemel Hempstead
Hertfordshire
HP2 4LA**

Licence-holder(s)

Nicholas Harris

5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX

Person(s) managing the licensed HMO

Nicholas Harris

5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M053479

Validity dates

From: **28 March 2022**

To: **20 October 2026**

Address of the licensed HMO

**182 Jupiter Drive
Hemel Hempstead
Hertfordshire
HP2 5NJ**

Licence-holder(s)

Ovieigo Uzuazebe

78 Queens Road, Watford, WD17 2LA

Person(s) managing the licensed HMO

Ovieigo Uzuazebe

78 Queens Road, Watford, WD17 2LA

Property particulars

Maximum permitted number of **Households:** **6**
Maximum permitted number of **Occupants:** **11**

No. of storeys above ground: **3**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**
No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**
No. of baths: **1**
No. of WCs: **1**
No. of hand-wash basins: **1**
No. of showers: **0**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M053643

Validity dates

From: **25 March 2022**

To: **24 March 2027**

Address of the licensed HMO

**35 Daggsdell Road
Hemel Hempstead
Hertfordshire
HP1 3PP**

Licence-holder(s)

Kudos Living Ltd

Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Mrs Gwyneth Lee

Station House, North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households:** **6**
Maximum permitted number of **Occupants:** **11**

No. of storeys above ground: **3**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**
No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **0**
No. of baths: **0**
No. of WCs: **1**
No. of hand-wash basins: **1**
No. of showers: **1**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M054064

Validity dates

From: **16 June 2022**

To: **19 January 2027**

Address of the licensed HMO

**18 Pallas Road
Hemel Hempstead
Hertfordshire
HP2 5NR**

Licence-holder(s)

Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Amynest Properties Limited

Morris Crocker Accountants, Station Housing, 50 North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054092

Validity dates

From: **11 October 2022**

To: **10 October 2027**

Address of the licensed HMO

**32 Barley Croft
Hemel Hempstead
Hertfordshire
HP2 4UU**

Licence-holder(s)

Mr Sajjad Ali

53 Doggetts Way, St Albans, Hertfordshire, AL1 2NF

Person(s) managing the licensed HMO

Mr Sajjad Ali

53 Doggetts Way, St Albans, Hertfordshire, AL1 2NF

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **0**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **4**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054108

Validity dates

From: **22 November 2022**

To: **21 November 2027**

Address of the licensed HMO

**1 Coulser Close
Hemel Hempstead
Hertfordshire
HP1 3NU**

Licence-holder(s)

Mr Nicholas Harris

5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX

Person(s) managing the licensed HMO

Mr Nicholas Harris

5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **2**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054125

Validity dates

From: **20 December 2022**

To: **19 December 2027**

Address of the licensed HMO

**109 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

LINS Property Development
35 Grafton Way, London, W1T 5BD

Person(s) managing the licensed HMO

Julie Williams
Ground Floor - Suite F (LINS), Breakspear Park, Breakspear Way, Hemel Hempstead, Hertfordshire, HP2 4TZ

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054212

Validity dates

From: **22 June 2021**

To: **21 June 2026**

Address of the licensed HMO

**88 Crawley Drive
Hemel Hempstead
Hertfordshire
HP2 6BU**

Licence-holder(s)

Mr Francisco Cardoso

54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX

Person(s) managing the licensed HMO

Francisco Cardoso

54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX

Francisco Cardoso

54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX

francisco

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054289

Validity dates

From: **15 December 2022**

To: **14 December 2027**

Address of the licensed HMO

**215 Jupiter Drive
Hemel Hempstead
Hertfordshire
HP2 5NQ**

Licence-holder(s)

Dr John Robinson

215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ

Person(s) managing the licensed HMO

Dr John Robinson

215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054313

Validity dates

From: **8 July 2021**

To: **7 July 2026**

Address of the licensed HMO

**2 Micklefield Road
Hemel Hempstead
Hertfordshire
HP2 4PG**

Licence-holder(s)

Chris Ryder

40 Briar Road, St Albans, Hertfordshire, AL4 9TL

Person(s) managing the licensed HMO

Chris Ryder

40 Briar Road, St Albans, Hertfordshire, AL4 9TL

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **1**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054419

Validity dates

From: **20 September 2021**

To: **19 September 2026**

Address of the licensed HMO

**4 Wellbury Terrace
Hemel Hempstead
Hertfordshire
HP2 4NX**

Licence-holder(s)

Dr Renu Patel

32 Hazel Gardens, Edgware, HA8 8PB

Person(s) managing the licensed HMO

Aaron Marks

First Floor, 85 Great Portland Street, London, W1W 7LT

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **2**

No. of WCs: **3**

No. of hand-wash basins: **4**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054424

Validity dates

From: **25 November 2022**

To: **24 November 2027**

Address of the licensed HMO

**6 Concorde Drive
Hemel Hempstead
Hertfordshire
HP2 4AW**

Licence-holder(s)

Mr Sunil Modhvadia

3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB

Person(s) managing the licensed HMO

Mr Sunil Modhvadia

3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054503

Validity dates

From: **20 December 2022**

To: **19 December 2027**

Address of the licensed HMO

**54 Manorville Road
Hemel Hempstead
Hertfordshire
HP3 0AP**

Licence-holder(s)

Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Person(s) managing the licensed HMO

Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Elizabeth Robinson

11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP3 0AP

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **10**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M054526

Validity dates

From: **13 December 2022**

To: **12 December 2027**

Address of the licensed HMO

**68 Varney Road
Hemel Hempstead
Hertfordshire
HP1 2LR**

Licence-holder(s)

Lagharo Limited
8 Yeatman Road, London, N6 4DT

Person(s) managing the licensed HMO

Mr Mansoor Akram
193 Dunstable Road, Luton, LU1 1BT

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **5**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055004

Validity dates

From: **18 August 2023**

To: **17 August 2028**

Address of the licensed HMO

**1-3 Rucklers Lane
Kings Langley
Hertfordshire
WD4 8AX**

Licence-holder(s)

Mrs Satwinder Jolly

1-3 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AX

Person(s) managing the licensed HMO

Mrs Satwinder Jolly

1-3 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AX

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **2**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **2**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055065

Validity dates

From: **6 June 2023**

To: **5 June 2028**

Address of the licensed HMO

**170 Claymore
Hemel Hempstead
Hertfordshire
HP2 6LR**

Licence-holder(s)

Mr Shaun Bryant

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

Mr Shaun Bryant

Gaina Cottage, 84 Highfield Lane, Hemel Hempstead, Hertfordshire, HP2 5JE

Person(s) managing the licensed HMO

Mr Shaun Bryant

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055246

Validity dates

From: **1 June 2023**

To: **31 May 2028**

Address of the licensed HMO

**8 Cambrian Way
Hemel Hempstead
Hertfordshire
HP2 5RH**

Licence-holder(s)

Reynolds Living Limited

Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Reynolds Living Limited

Station House, North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **2**

No. of baths: **2**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055293

Validity dates

From: **21 August 2023**

To: **20 August 2028**

Address of the licensed HMO

**98 Ninian Road
Hemel Hempstead
Hertfordshire
HP2 6NB**

Licence-holder(s)

Wharf Street South Limited

50 Stanmer Park Road, Brighton, BN1 7JJ

Person(s) managing the licensed HMO

Wharf Street South Limited

50 Stanmer Park Road, Brighton, BN1 7JJ

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **0**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055348

Validity dates

From: **16 February 2023**

To: **15 February 2028**

Address of the licensed HMO

**1 Argyll Road
Hemel Hempstead
Hertfordshire
HP2 6NE**

Licence-holder(s)

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M055350

Validity dates

From: **8 February 2023**

To: **7 February 2028**

Address of the licensed HMO

**8 Martindale Road
Hemel Hempstead
Hertfordshire
HP1 2QP**

Licence-holder(s)

Mr Chris Marshall

31 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ

Person(s) managing the licensed HMO

Mr Chris Marshall

31 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055386

Validity dates

From: **8 February 2023**

To: **7 February 2028**

Address of the licensed HMO

**1 New Park Mews
New Park Drive
Hemel Hempstead
Hertfordshire
HP2 4QQ**

Licence-holder(s)

Maximise Property Investments Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Person(s) managing the licensed HMO

Maximise Property Investments Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055647

Validity dates

From: **16 June 2023**

To: **15 June 2028**

Address of the licensed HMO

**3 Wellbury Terrace
Hemel Hempstead
Hertfordshire
HP2 4NX**

Licence-holder(s)

Mr Stephen Branton

5 Dalegarth, Buckden, North Yorkshire, BD23 5JU

Person(s) managing the licensed HMO

Mr Stephen Branton

5 Dalegarth, Buckden, North Yorkshire, BD23 5JU

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M055650

Validity dates

From: **17 July 2023**

To: **16 July 2028**

Address of the licensed HMO

**Paddock House
Station Road
Tring
Herts
HP23 5QY**

Licence-holder(s)

Craydawn Pendley Manor Limited

6th Floor, 2 London Wall Place, London, EC2Y 5AU

Person(s) managing the licensed HMO

Craydawn Pendley Manor Limited

6th Floor, 2 London Wall Place, London, EC2Y 5AU

Property particulars

Maximum permitted number of **Households**: **8**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **11**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M055962

Validity dates

From: **23 January 2024**

To: **22 January 2029**

Address of the licensed HMO

**2 Oak Street
Hemel Hempstead
Hertfordshire
HP3 9TT**

Licence-holder(s)

A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Person(s) managing the licensed HMO

A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056311

Validity dates

From: **10 September 2024**

To: **9 September 2029**

Address of the licensed HMO

Staff Accommodation Quarters, Champneys Health Resort
Chesham Road
Wigginton
Tring
Hertfordshire
HP23 6HY

Licence-holder(s)

Champneys Tring Limited

16 Great Queen Street, Covent Garden, London, WC2B 5AH

Person(s) managing the licensed HMO

Champneys Tring Limited

16 Great Queen Street, Covent Garden, London, WC2B 5AH

Property particulars

Maximum permitted number of **Households**: **26**

Maximum permitted number of **Occupants**: **28**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **26**

No. of rooms providing living accommodation: **6**

(Where HMO consists of flats)

No. of self-contained flats: **2**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **4**

No. of baths: **0**

No. of WCs: **6**

No. of hand-wash basins: **6**

No. of showers: **6**

No. of kitchens: **4**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M056367

Validity dates

From: **17 July 2023**

To: **16 July 2028**

Address of the licensed HMO

**157 Adeyfield Road
Hemel Hempstead
Hertfordshire
HP2 5JZ**

Licence-holder(s)

Mr Emmanuel Darko

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

Person(s) managing the licensed HMO

Mr Emmanuel Darko

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056448

Validity dates

From: **12 October 2023**

To: **11 October 2028**

Address of the licensed HMO

**6 Long John
Hemel Hempstead
Hertfordshire
HP3 9LT**

Licence-holder(s)

Mr Mohammad Hussain

6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT

Person(s) managing the licensed HMO

Mr Mohammad Hussain

6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **2**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056510

Validity dates

From: **18 August 2023**

To: **17 August 2028**

Address of the licensed HMO

**38 Crawley Drive
Hemel Hempstead
Hertfordshire
HP2 6BS**

Licence-holder(s)

Mrs Jeanette Squire

143 Quickerley Lane, Chorleywood, WD3 5PD

Person(s) managing the licensed HMO

Jen Homes Limited T/A Squires Estates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056572

Validity dates

From: **23 August 2023**

To: **22 August 2028**

Address of the licensed HMO

**26 Washington Avenue
Hemel Hempstead
Hertfordshire
HP2 6AA**

Licence-holder(s)

Ms Anjali Singh

3 White House Court, Chesham Road, Amersham, Buckinghamshire, HP6 5FD

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056653

Validity dates

From: **21 July 2023**

To: **20 July 2028**

Address of the licensed HMO

**3 Homefield Road
Hemel Hempstead
Hertfordshire
HP2 4BZ**

Licence-holder(s)

W K Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

Person(s) managing the licensed HMO

W K Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056658

Validity dates

From: **26 June 2024**

To: **25 June 2029**

Address of the licensed HMO

**18 Flatfield Road
Hemel Hempstead
Hertfordshire
HP3 8EX**

Licence-holder(s)

Mr Jamil Hussain

18a Flatfield Road, Hemel Hempstead, Hertfordshire, HP3 8EX

Person(s) managing the licensed HMO

Mr Jamil Hussain

18a Flatfield Road, Hemel Hempstead, Hertfordshire, HP3 8EX

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M056814

Validity dates

From: **28 November 2023**

To: **27 November 2028**

Address of the licensed HMO

**105 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, HP3 9TE

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M056815

Validity dates

From: **23 August 2023**

To: **22 August 2028**

Address of the licensed HMO

**22 St Margarets Way
Hemel Hempstead
Hertfordshire
HP2 4PA**

Licence-holder(s)

Miss Michelle Kennedy

47 Clarke Way, Watford, WD25 0BS

Person(s) managing the licensed HMO

Miss Michelle Kennedy

47 Clarke Way, Watford, WD25 0BS

Property particulars

Maximum permitted number of **Households:** **6**
Maximum permitted number of **Occupants:** **10**

No. of storeys above ground: **2**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**
No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**
No. of baths: **1**
No. of WCs: **2**
No. of hand-wash basins: **2**
No. of showers: **2**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057019

Validity dates

From: **8 April 2024**

To: **7 April 2029**

Address of the licensed HMO

**107 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

Mr Paul Ashman

Suite 102, 46 Eversholt Street, London, NW1 1DA

Person(s) managing the licensed HMO

Surelet (Hemel Hempstead) Ltd

Unit, 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057021

Validity dates

From: **28 November 2023**

To: **27 November 2028**

Address of the licensed HMO

**1 Ash Grove
Hemel Hempstead
Hertfordshire
HP3 9TL**

Licence-holder(s)

Tablet Limited

Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FR

Person(s) managing the licensed HMO

Tablet Limited

Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FR

Property particulars

Maximum permitted number of **Households**: **3**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **3**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057152

Validity dates

From: **13 December 2023**

To: **12 December 2028**

Address of the licensed HMO

**12 Mayflower Avenue
Hemel Hempstead
Hertfordshire
HP2 4AE**

Licence-holder(s)

Mr Shahid Aziz

19 Wood Lane End, Hemel Hempstead, Hertfordshire, HP2 4RA

Person(s) managing the licensed HMO

SURELET (HEMEL HEMPSTEAD) LTD

Unit 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057416

Validity dates

From: **31 July 2024**

To: **30 July 2029**

Address of the licensed HMO

**129 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

Mr Paul Ashman

Suite 102, 46 Eversholt Street, London, NW1 1DA

Person(s) managing the licensed HMO

JEN Homes Limited T/A Squires

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057422

Validity dates

From: **23 May 2024**

To: **22 February 2026**

Address of the licensed HMO

**16 Tamar Green
Hemel Hempstead
Hertfordshire
HP2 6EP**

Licence-holder(s)

Mr Geoffrey King

2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF

Person(s) managing the licensed HMO

JEN Homes Limited T/A Squire Esates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057509

Validity dates

From: **5 February 2024**

To: **4 February 2029**

Address of the licensed HMO

**19 Saturn Way
Hemel Hempstead
Hertfordshire
HP2 5NY**

Licence-holder(s)

Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

Mr Ketan Parekh

150 Christchurch Avenue, Harrow, HA3 8NN

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057775

Validity dates

From: **29 July 2024**

To: **28 July 2029**

Address of the licensed HMO

**18 The Dart
Hemel Hempstead
Hertfordshire
HP2 6EW**

Licence-holder(s)

LINS property Developments Limited

Biz Hub Tees Valley, Belasisi Hall, Technology Park, Billington, TS23 4EA

Person(s) managing the licensed HMO

Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057820

Validity dates

From: **12 June 2024**

To: **11 June 2029**

Address of the licensed HMO

**103 Crabtree Lane
Hemel Hempstead
Hertfordshire
HP3 9EL**

Licence-holder(s)

Investco Limited

1 The Yews, Oadby, Leicester, Leicestershire, LE2 5EF

Person(s) managing the licensed HMO

Pinnacle Estates Management Limited

193 Dunstable Road, Luton, LU1 1BT

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057881

Validity dates

From: **19 March 2024**

To: **18 March 2029**

Address of the licensed HMO

**12 Mendip Way
Hemel Hempstead
Hertfordshire
HP2 5QU**

Licence-holder(s)

Mr Shaun Bryant

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

Person(s) managing the licensed HMO

Mr Shaun Bryant

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057971

Validity dates

From: **1 March 2024**

To: **28 February 2029**

Address of the licensed HMO

**3 Maynard Road
Hemel Hempstead
Hertfordshire
HP2 4TR**

Licence-holder(s)

Mr Steven Niederer

16 Clematis Street, London, W12 0QG

Person(s) managing the licensed HMO

Jen Homes Limited T/A Squire Estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

Jen Homes Limited (08460123)

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

HSBC Bank Plc Co. 14259

8 Canada Square, London, E14 5HQ

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057972

Validity dates

From: **12 March 2024**

To: **11 March 2029**

Address of the licensed HMO

**11 Maynard Road
Hemel Hempstead
Hertfordshire
HP2 4TR**

Licence-holder(s)

Steven Niederer

16 Clematis Street, London, WD12 0QG

Person(s) managing the licensed HMO

Jen Homes Ltd T/A Squire Estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

Jen Homes Ltd T/A Squire Estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057973

Validity dates

From: **21 October 2024**

To: **20 October 2029**

Address of the licensed HMO

**204 Belswains Lane
Hemel Hempstead
Hertfordshire
HP3 9XB**

Licence-holder(s)

Mr Ifran Iqbal

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

Person(s) managing the licensed HMO

Mr Ifran Iqbal

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057974

Validity dates

From: **17 October 2024**

To: **16 October 2029**

Address of the licensed HMO

**206 Belswains Lane
Hemel Hempstead
Hertfordshire
HP3 9XB**

Licence-holder(s)

Mr Ifran Iqbal

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

Person(s) managing the licensed HMO

Mr Ifran Iqbal

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M057986

Validity dates

From: **12 April 2024**

To: **11 April 2029**

Address of the licensed HMO

**8 Cheviots
Hemel Hempstead
Hertfordshire
HP2 5RD**

Licence-holder(s)

Reynolds Living Limited

Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Reynolds Living Limited

Station Road, North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058099

Validity dates

From: **29 July 2024**

To: **28 July 2029**

Address of the licensed HMO

**20 The Dart
Hemel Hempstead
Hertfordshire
HP2 6EW**

Licence-holder(s)

LINS Property Developments Limited

Belasis Hall, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058129

Validity dates

From: **12 April 2024**

To: **11 April 2029**

Address of the licensed HMO

**8 Caernarvon Close
Hemel Hempstead
Hertfordshire
HP2 4AN**

Licence-holder(s)

Axelrod Properties Limited

21 Monks Horton Way, St Albans, Herts, AL1 4HA

Person(s) managing the licensed HMO

Mr Nick Smith

1 Selwyn Avenue, Hatfield, Herts, AL10 9NR

Property particulars

Maximum permitted number of **Households:** **6**
Maximum permitted number of **Occupants:** **10**

No. of storeys above ground: **2**
No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**
No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**
No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**
No. of baths: **0**
No. of WCs: **1**
No. of hand-wash basins: **1**
No. of showers: **1**
No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058138

Validity dates

From: **25 June 2024**

To: **24 June 2029**

Address of the licensed HMO

**86 Alexandra Road
Hemel Hempstead
Hertfordshire
HP2 4AQ**

Licence-holder(s)

Pinnacle Estates Management Limited
193 Dunstable Road, Luton, LU1 1BT

Person(s) managing the licensed HMO

Pinnacle Estates Management Limited
193 Dunstable Road, Luton, LU1 1BT

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058190

Validity dates

From: **29 February 2024**

To: **27 February 2029**

Address of the licensed HMO

**112 New Park Drive
Hemel Hempstead
Hertfordshire
HP2 4QW**

Licence-holder(s)

Mrs Alison Williams

Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ

Person(s) managing the licensed HMO

Mrs Alison Williams

Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M058295

Validity dates

From: **20 May 2024**

To: **6 September 2026**

Address of the licensed HMO

**107 Claymore
Hemel Hempstead
Hertfordshire
HP2 6LW**

Licence-holder(s)

Dr Renu Patel

32 Hazel Gardens, Edgware, HA8 8PB

Person(s) managing the licensed HMO

Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058297

Validity dates

From: **26 June 2024**

To: **19 June 2026**

Address of the licensed HMO

**4 Wellbury Terrace
Hemel Hempstead
Hertfordshire
HP2 4NX**

Licence-holder(s)

Dr Renu Patel

32 Hazel Gardens, Edgware, HA8 8PB

Person(s) managing the licensed HMO

Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **2**

No. of WCs: **3**

No. of hand-wash basins: **4**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058435

Validity dates

From: **5 November 2024**

To: **4 November 2029**

Address of the licensed HMO

**29 Tamar Green
Hemel Hempstead
Hertfordshire
HP2 6EP**

Licence-holder(s)

LINS Property Developments Limited

Biz Hub Tees Valley, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

LINS Property Developments Limited

Biz Hub Tees Valley, Technology Park, Billingham, TS23 4EA

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058772

Validity dates

From: **3 June 2024**

To: **7 May 2029**

Address of the licensed HMO

**53 Turners Hill
Hemel Hempstead
Hertfordshire
HP2 4LH**

Licence-holder(s)

Koii 168 Limited

Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

Person(s) managing the licensed HMO

koii 168 limited

Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **2**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058929

Validity dates

From: **5 November 2024**

To: **4 November 2029**

Address of the licensed HMO

**76 Saturn Way
Hemel Hempstead
Hertfordshire
HP2 5PA**

Licence-holder(s)

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M058949

Validity dates

From: **4 September 2024**

To: **3 September 2029**

Address of the licensed HMO

**3 Caernarvon Close
Hemel Hempstead
Hertfordshire
HP2 4AN**

Licence-holder(s)

No White Walls Rental Limited

Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Barratt Sales and Lettings Limited

17 Ashbrook Road, Old Windsor, Windsor, Berkshire, SL4 2LT

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059022

Validity dates

From: **30 September 2024**

To: **29 September 2029**

Address of the licensed HMO

**9 Long John
Hemel Hempstead
Hertfordshire
HP3 9LT**

Licence-holder(s)

Mr Usman Malik
20 The Fairway, London, N13 5NF

Person(s) managing the licensed HMO

Mr Usman Malik
20 The Fairway, London, N13 5NF

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059035

Validity dates

From: **11 October 2024**

To: **10 October 2029**

Address of the licensed HMO

**19 Uranus Road
Hemel Hempstead
Hertfordshire
HP2 5QF**

Licence-holder(s)

Stirling ALP Limited

Station House, North Street, Havant, PO9 1QU

Person(s) managing the licensed HMO

Stirling ALP Limited

Station House, North Street, Havant, PO9 1QU

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059096

Validity dates

From: **23 July 2024**

To: **13 May 2029**

Address of the licensed HMO

**8 Saracens Head
Hemel Hempstead
Hertfordshire
HP2 5JR**

Licence-holder(s)

Mr Emmanuel Darko

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

Person(s) managing the licensed HMO

Mr Emmanuel Darko

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

- END OF REGISTER ENTRY -

Licence number

M059130

Validity dates

From: **19 November 2024**

To: **18 November 2029**

Address of the licensed HMO

**6 Caernarvon Close
Hemel Hempstead
Hertfordshire
HP2 4AN**

Licence-holder(s)

Mr Sunil Modhvadia

3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB

Person(s) managing the licensed HMO

Mr Sunil Modhvadia

3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059252

Validity dates

From: **10 September 2024**

To: **9 September 2029**

Address of the licensed HMO

**53 Kingsley Walk
Tring
Hertfordshire
HP23 5DR**

Licence-holder(s)

WK Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

Person(s) managing the licensed HMO

WK Invested Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059254

Validity dates

From: **21 October 2024**

To: **20 October 2029**

Address of the licensed HMO

**39 Bronte Crescent
Hemel Hempstead
Hertfordshire
HP2 7NS**

Licence-holder(s)

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059309

Validity dates

From: **17 December 2024**

To: **16 December 2029**

Address of the licensed HMO

**45 Lawn Lane
Hemel Hempstead
Hertfordshire
HP3 9HL**

Licence-holder(s)

A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Person(s) managing the licensed HMO

A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059310

Validity dates

From: **25 November 2024**

To: **24 November 2029**

Address of the licensed HMO

**46 Bury Hill
Hemel Hempstead
Hertfordshire
HP1 1SP**

Licence-holder(s)

4ES and Rest Limited

1 Idaho Park, Prestwood, Great Missenden, HP16 0JJ

Person(s) managing the licensed HMO

4ES and Rest Limited

1 Idaho Park, Prestwood, Great Missenden, HP16 0JJ

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **0**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059311

Validity dates

From: **21 November 2024**

To: **20 November 2029**

Address of the licensed HMO

**25 Barnfield
Hemel Hempstead
Hertfordshire
HP3 9QJ**

Licence-holder(s)

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059312

Validity dates

From: **19 November 2024**

To: **18 November 2029**

Address of the licensed HMO

**26 Flatfield Road
Hemel Hempstead
Hertfordshire
HP3 8EX**

Licence-holder(s)

GHB Letting Management Limited

35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN

Person(s) managing the licensed HMO

GHB Letting Management Limited

35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059416

Validity dates

From: **25 March 2025**

To: **24 March 2030**

Address of the licensed HMO

29a Marlowes

Hemel Hempstead

HP1 1LA

Licence-holder(s)

Marmaris Turkish Restaurant Limited

29 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA

Person(s) managing the licensed HMO

Marmaris Turkish Restaurant Limited

29 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA

Property particulars

Maximum permitted number of **Households:** **4**

Maximum permitted number of **Occupants:** **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **4**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

1. <insert additional condition here>

2. <insert additional condition here>

3. <insert additional condition here>

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059428

Validity dates

From: **23 January 2025**

To: **22 January 2030**

Address of the licensed HMO

**269 St Agnells Lane
Hemel Hempstead
Hertfordshire
HP2 6EQ**

Licence-holder(s)

BRIJ UK Limited

11 Langley Drive, Brentwood, CM14 4QD

Person(s) managing the licensed HMO

JEN Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059429

Validity dates

From: **18 March 2025**

To: **17 March 2030**

Address of the licensed HMO

**71 Bennetts End Road
Hemel Hempstead
Hertfordshire
HP3 8DU**

Licence-holder(s)

AMG Business Services Limited

Station House, North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Mrs Ann-Marie Geddie

15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST

Property particulars

Maximum permitted number of **Households**: **8**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **8**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059430

Validity dates

From: **23 January 2025**

To: **22 January 2030**

Address of the licensed HMO

**7 Boxted Road
Hemel Hempstead
Hertfordshire
HP1 2QH**

Licence-holder(s)

Mr Jillul Islam

54 Queensway, Hemel Hempstead, HP2 5HA

Person(s) managing the licensed HMO

Mr Jillul Islam

54 Queensway, Hemel Hempstead, HP2 5HA

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059432

Validity dates

From: **28 November 2024**

To: **27 November 2029**

Address of the licensed HMO

Junipers
7a Great Road
Hemel Hempstead
Hertfordshire
HP2 5LB

Licence-holder(s)

Mrs Anjali Singh

3 White House Court, Chesham Road, Amersham, HP6 5FD

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059436

Validity dates

From: **12 December 2024**

To: **11 December 2029**

Address of the licensed HMO

**27 Corner Hall Avenue
Hemel Hempstead
Hertfordshire
HP3 9EE**

Licence-holder(s)

W K Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

Person(s) managing the licensed HMO

W K Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

WK Investments Limited

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059441

Validity dates

From: **28 November 2024**

To: **27 November 2029**

Address of the licensed HMO

**17 Robin Hood Meadow
Hemel Hempstead
Hertfordshire
HP2 6NH**

Licence-holder(s)

HRK Property Limited

Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **0**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059469

Validity dates

From: **22 November 2024**

To: **21 November 2029**

Address of the licensed HMO

**10 Caernarvon Close
Hemel Hempstead
Hertfordshire
HP2 4AN**

Licence-holder(s)

Lashlake Property Limited

Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY

Person(s) managing the licensed HMO

Lashlake Property Limited

Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059564

Validity dates

From: **29 November 2024**

To: **28 November 2029**

Address of the licensed HMO

**62 Hobbs Hill Road
Hemel Hempstead
Hertfordshire
HP3 9QF**

Licence-holder(s)

HRK Property Limited

Beechwood, Solesbridge Lane, Chorleywood, WD3 5SW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059576

Validity dates

From: **31 January 2025**

To: **30 January 2030**

Address of the licensed HMO

**3 Saturn Way
Hemel Hempstead
Hertfordshire
HP2 5NY**

Licence-holder(s)

Mr Michael Walsh
12 Holt Road, Wembley, HA0 3PS

Person(s) managing the licensed HMO

Vision Property Management and Developme Limited
128 City Road, London, EC1V 2NX

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059579

Validity dates

From: **25 November 2024**

To: **24 November 2029**

Address of the licensed HMO

**63 Perry Green
Hemel Hempstead
Herts
HP2 7ND**

Licence-holder(s)

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059580

Validity dates

From: **29 November 2024**

To: **28 November 2029**

Address of the licensed HMO

**76 Hobbs Hill Road
Hemel Hempstead
Hertfordshire
HP3 9QG**

Licence-holder(s)

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059625

Validity dates

From: **30 April 2025**

To: **29 April 2030**

Address of the licensed HMO

**2 Runham Road
Hemel Hempstead
Hertfordshire
HP3 9JB**

Licence-holder(s)

LINS Property Developments Limited

C/O OCG Accountants Limited, Biz Hub Tees Valley, Belasis Hall Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

Mrs Julie Williams

Suite 102, 4a Shenley Road, Borehamwood, Hertfordshire, WD6 1DL

Lins Property Developments Limited

Biz Hub Tees Valley, Belasis Hall Technology Park, Billingham, TS23 4EA

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059636

Validity dates

From: **30 April 2025**

To: **29 April 2030**

Address of the licensed HMO

**33 Sawyers Way
Hemel Hempstead
Hertfordshire
HP2 4ED**

Licence-holder(s)

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE

Property particulars

Maximum permitted number of **Households**: **8**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **8**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **3**

No. of baths: **0**

No. of WCs: **4**

No. of hand-wash basins: **4**

No. of showers: **3**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059720

Validity dates

From: **14 March 2025**

To: **13 March 2030**

Address of the licensed HMO

**187 Washington Avenue
Hemel Hempstead
Hertfordshire
HP2 6BB**

Licence-holder(s)

Wonderland Estates Limited

2 Woodland Close, Boxmoor, Hemel Hempstead, Herts, HP1 1RQ

Person(s) managing the licensed HMO

Wonderland Estates Limited

2 Woodland Close, Boxmoor, Hemel Hempstead, Herts, HP1 1RQ

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059722

Validity dates

From: **16 May 2025**

To: **15 May 2030**

Address of the licensed HMO

**14 The Copse
Hemel Hempstead
Hertfordshire
HP1 2TA**

Licence-holder(s)

Lindisfarne Properties Limited

14 The Copse, Hemel Hempstead, Hertfordshire, HP1 2TA

Person(s) managing the licensed HMO

Lindisfarne Properties Limited

14 The Copse, Hemel Hempstead, Hertfordshire, HP1 2TA

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059739

Validity dates

From: **6 March 2025**

To: **5 March 2030**

Address of the licensed HMO

**15 Vauxhall Road
Hemel Hempstead
Hertfordshire
HP2 4HW**

Licence-holder(s)

Russet Properties Limited

Russet House, Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP

Person(s) managing the licensed HMO

Miss Elizabeth Robinson

Russett House, 11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP

Miss Elizabeth Robinson

Russett House, Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP

Property particulars

Maximum permitted number of **Households:** **7**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059821

Validity dates

From: **24 March 2025**

To: **23 March 2030**

Address of the licensed HMO

**86 Saturn Way
Hemel Hempstead
Hertfordshire
HP2 5PD**

Licence-holder(s)

Ripeshare Limited

Great North Business Centre, 82 Great North Road, Hatfield, Hertfordshire, AL9 5BL

Person(s) managing the licensed HMO

Nickolds HMO Management and Maintenance Limited

2 Tower House, Tower Center, Hoddesdon, EN11 8UR

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059827

Validity dates

From: **3 April 2025**

To: **2 April 2030**

Address of the licensed HMO

**13 Washington Avenue
Hemel Hempstead
Hertfordshire
HP2 6AA**

Licence-holder(s)

Jen Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Mrs Jeanette Squire

67 Marlowes, Hemel Hempstead, HP1 3AH

Person(s) managing the licensed HMO

Jen Homes Limited

83 High Street, Hemel Hempstead, HP1 3AH

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059828

Validity dates

From: **25 June 2025**

To: **24 June 2030**

Address of the licensed HMO

**12 Six Acres
Hemel Hempstead
Hertfordshire
HP3 8HY**

Licence-holder(s)

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059852

Validity dates

From: **12 February 2025**

To: **11 February 2030**

Address of the licensed HMO

**45 Broadfield Road
Hemel Hempstead
Hertfordshire
HP2 4DW**

Licence-holder(s)

Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

Person(s) managing the licensed HMO

Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

Property particulars

Maximum permitted number of **Households:** **7**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059909

Validity dates

From: **30 April 2025**

To: **29 April 2030**

Address of the licensed HMO

**30 Lonsdale
Hemel Hempstead
Hertfordshire
HP2 5TR**

Licence-holder(s)

LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Person(s) managing the licensed HMO

LINS Property Developments Limited

C/O OCG Accountants Limited, Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M059916

Validity dates

From: **4 June 2025**

To: **3 June 2030**

Address of the licensed HMO

**57 Wootton Drive
Hemel Hempstead
Hertfordshire
HP2 6LA**

Licence-holder(s)

HRK Property Limited

Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW

Person(s) managing the licensed HMO

Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **2**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **0**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060085

Validity dates

From: **5 June 2025**

To: **4 June 2030**

Address of the licensed HMO

**86 Hobletts Road
Hemel Hempstead
Hertfordshire
HP2 5LP**

Licence-holder(s)

Mr Damian Watts

11 Anderson Road, Biggleswade, SG18 8FX

Person(s) managing the licensed HMO

Mr Damian Watts

11 Anderson Road, Biggleswade, SG18 8FX

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060118

Validity dates

From: **2 June 2025**

To: **1 June 2030**

Address of the licensed HMO

**25 Cambrian Way
Hemel Hempstead
Hertfordshire
HP2 5TA**

Licence-holder(s)

Stirling ALP Limited

Station House, North Street, Havant, PO9 1QU

Person(s) managing the licensed HMO

Stirling ALP Limited

Station House, North Street, Havant, PO9 1QU

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060170

Validity dates

From: **14 April 2025**

To: **13 April 2030**

Address of the licensed HMO

**63 Dunlin Road
Hemel Hempstead
Hertfordshire
HP2 6LY**

Licence-holder(s)

Mr Ogo Chuma

7 Rushdene Close, Northolt, Middlesex, UB5 6NR

Person(s) managing the licensed HMO

Mr Ogo Chuma

7 Rushdene Close, Northolt, Middlesex, UB5 6NR

Property particulars

Maximum permitted number of **Households**: **5**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **3**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060342

Validity dates

From: **19 May 2025**

To: **18 May 2030**

Address of the licensed HMO

**3-4 Maylands Avenue
Hemel Hempstead
Hertfordshire
HP2 4SE**

Licence-holder(s)

Henley Retail HH Limited

Bridge House, 9-13 Holbrook Lane, Coventry, CV6 4AD

Person(s) managing the licensed HMO

JEN Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060345

Validity dates

From: **24 July 2025**

To: **23 July 2030**

Address of the licensed HMO

**9 Wellbury Terrace
Hemel Hempstead
Hertfordshire
HP2 4NX**

Licence-holder(s)

Mr Brian Slinn

7 Hornbeams, Bricket Wood, St Albans, AL2 3SP

Person(s) managing the licensed HMO

JEN Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060401

Validity dates

From: **10 June 2025**

To: **9 June 2030**

Address of the licensed HMO

**12 Lonsdale
Hemel Hempstead
Hertfordshire
HP2 5TR**

Licence-holder(s)

Mr Jai Nandwani

12 Sandy Lane North, Wallington, Surrey, SM6 8JX

Person(s) managing the licensed HMO

Mr Jai Nandwani

12 Sandy Lane North, Wallington, Surrey, SM6 8JX

Property particulars

Maximum permitted number of **Households:** **7**

Maximum permitted number of **Occupants:** **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **3**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060581

Validity dates

From: **15 August 2025**

To: **14 August 2030**

Address of the licensed HMO

**9 Saturn Way
Hemel Hempstead
Hertfordshire
HP2 5NY**

Licence-holder(s)

Mr Ian Ross

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

Person(s) managing the licensed HMO

Mr Ian Ross

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

Property particulars

Maximum permitted number of **Households**: **7**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060759

Validity dates

From: **15 August 2025**

To: **14 August 2030**

Address of the licensed HMO

**85a High Street
Hemel Hempstead
Hertfordshire
HP1 3AH**

Licence-holder(s)

Mr Alberto Valota & Mrs Jacqueline Valota

1 Romeland Hill, St Albans, Hertfordshire, AL3 4ET

Person(s) managing the licensed HMO

Jen Homes Limited / TA Squire Estates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Jen Homes Limited - T/A Squire Estates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Property particulars

Maximum permitted number of **Households:** **5**

Maximum permitted number of **Occupants:** **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **0**

No. of WCs: **0**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060788

Validity dates

From: **18 August 2025**

To: **17 August 2030**

Address of the licensed HMO

**1 Runcorn Crescent
Hemel Hempstead
Hertfordshire
HP2 6DG**

Licence-holder(s)

Mr Simon Weir Rhodes

60 Scottswood Road, Bushey, Hertfordshire, WD23 2DN

Person(s) managing the licensed HMO

Mr Simon Weir-Rhodes

60 Scottswood Road, Bushey, Hertfordshire, WD23 2DN

Property particulars

Maximum permitted number of **Households:** **6**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M060806

Validity dates

From: **15 August 2025**

To: **14 August 2030**

Address of the licensed HMO

**22 Mulready Walk
Hemel Hempstead
Hertfordshire
HP3 9FS**

Licence-holder(s)

Mr Ian Ross

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

Person(s) managing the licensed HMO

Mr Ian Ross

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

Property particulars

Maximum permitted number of **Households:** **7**

Maximum permitted number of **Occupants:** **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M061371

Validity dates

From: **19 August 2025**

To: **19 January 2030**

Address of the licensed HMO

**23 Malvern Way
Hemel Hempstead
Hertfordshire
HP2 5RB**

Licence-holder(s)

SJS Partners Limited
86-90 Paul Street, London, EC2A 4NE

Person(s) managing the licensed HMO

SJS Partners Limited
86-90 Paul Street, London, EC2A 4NE

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **0**

No. of baths: **1**

No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Licence number

M061378

Validity dates

From: **19 August 2025**

To: **12 December 2026**

Address of the licensed HMO

**45 Hatfield Crescent
Hemel Hempstead
Hertfordshire
HP2 6DA**

Licence-holder(s)

SJS Partners Limited
86-90 Paul Street, London, EC2A 4NE

Person(s) managing the licensed HMO

SJS Partners Limited
86-90 Paul Street, London, EC2A 4NE

Property particulars

Maximum permitted number of **Households**: **6**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

(Where HMO consists of flats)

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1**

No. of baths: **1**

No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

Non-standard conditions applying to this licence, if any:

(see page 149 for [standard conditions](#))

Summary information of any matter referred to First Tier / Upper Tribunal, and decision:

Standard licence conditions

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