

CBC Public Register of HMO Licences

As of the following date 08/09/2025

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/18/058835	18/058835	31 Sundon Road, Harlington, Dunstable, LU5 6LR	28-Sep-2020	27-Sep-2025	28-Sep-2020	6	6	6	2

Facilities

	Quantity
Shared Bathroom	3
Shared Kitchen	2
Shared Lounge	2
Sleeping Rooms	9
WC (private)	3

Short Description of HMO

Detached Shared Houses Pre 1920 01/07/2012 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises. The assessment must recognise that window escape is not possible from the ground floor lettings due to window location.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Ensure that all fire escape routes are maintained clear of obstructions, storage and potential sources of ignition at all times. Remove all items from the first-floor landing and ensure that this is kept clear at all times.

Within 28 days of the issue date of the licence and maintain throughout licence.

Complete all works to the first floor bathroom to include finishing the wall between the toilet and bath area, skim smooth and decorate; provide a suitable impervious, non-slip floor covering that is readily cleanable; provide tiled splash back to the wash hand basin; provide tiled/impervious wall covering in the area around the bath; decorate to finish and ensure that all amenities are in full working order for the occupants.

Within 28 days of the issue date of the licence and maintain throughout licence.

Ensure that all light fittings in the ground floor bathroom are IP rated and are in full working order .

Completion within 28 days of the issue date of the licence.

Seal all joints between the fire rated board on the walls and ceilings of the plant room located on the ground with intumescent sealant. Fill any holes/gaps in the ceiling and the wood works around the window and fit all wiring and pipework with intumescent collars.

Completion within 28 days of the issue date of the licence.

Either demonstrate that the inset spot lights to all the ground floor rooms have 30-minute fire resistant smoke hoods behind them or install new 30-minute fire rated inset spot lights throughout the room and submit evidence to the Council on completion.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Either install intumescent, fire rated grills over the ventilation holes to the plant room that offer 30 minutes fire resistance or install a complete new 30-minute fire rated door to meet the following:

Provide a newly manufactured fire door to the ^IN; so as to provide 30 minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2008 as set out below:

- (1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.
- (2) Fitted with heat activated intumescent strips and cold smoke seals.
- (3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.
- (4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.
- (5) The gap between the door edge and door lining (or frame) must be not more than 4mm.
- (6) All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2008 and BS EN 12209: 2003.
- (7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.
- (8) Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.
- (9) Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.

Completion within 28 days of the issue date of the licence.

Provide mechanical ventilation to the kitchen ducted to the outside air providing a minimum ventilation rate of either thirty (30) litres per second if fan sited within the cooker hood or within 300mm of the hob, or sixty (60) litres per second if sited elsewhere within the kitchen.

Within 2 months of the issue date of the licence.

Provide window openers to all ground floor bedrooms, living room and kitchen that are within easy reach and use by the occupiers and can provide ventilation to the room that is equivalent to 1/20th of the floor area.

Within 2 months of the issue date of the licence.

<u>Licensee</u>	<u>Address</u>
Mr Osman Warsi	9 Dacre Gardens
	Chigwell
	Essex
	IG7 5HH

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/18/065642	18/065642	125 High Street North, Dunstable, LU6 1JN	12-Nov-2020	11-Nov-2025	12-Nov-2020	6			2

Facilities

Quantity

Short Description of HMO

Detached Shared Houses 1920-1945 09/11/2018 00:00 01/06/2017 00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Darren Kirby

Address

9 Clarence Road
Berkhampstead
Herts

HP4 3BQ

Manager

Mr Darren Kirby
Your property Company UK

Address

15 The Avenue
Dunstable

LU6 2AA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/005342	HHMO/20/005342	24 Elm Park Close, Houghton Regis, Dunstable, LU5 5PN	09-Oct-2020	08-Oct-2025	09-Oct-2020	5	9	6	3

Facilities

	Quantity
Shared Bathroom & WC	3
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	5

Short Description of HMO

Mid Terrace Shared Houses Post 1979 31/01/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Ms Judy Aruna

Address

1A Alsop Close

Houghton Regis

Dunstable

Bedfordshire

LU5 5JT

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/005504	20/005504	Vale View, Rectory Farm, Rectory Lane, Cranfield, Bedford, MK43 0BJ	01-Oct-2020	30-Sep-2025	01-Oct-2020	6	6	6	2

Facilities

	Quantity
Bathroom (private)	6
Shared Kitchen	1
Shared Lounge	2
Sleeping Rooms	6

Short Description of HMO

Semi Detached Shared Houses Post 1979 05/06/2015 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

19) Ensure sufficient fuel is always available for hot water and heating in particular during the months of high demand to take into consideration for non-delivery due to severe weather and other conditions.
From the date of the licence.

20) Submit evidence to the Council that the recessed lighting in the kitchen and living area and all bedrooms has been fitted in association with a 30-minute fire resistant hood.

Alternatively, replace the existing fittings with 30-minute fire resistant hoods as necessary to ensure the ceiling provides 30-minute fire resistance, and submit evidence to the Council upon completion.
Completion within 28 days of the issue date of the licence.

21) Either provide evidence that the fire extinguisher in the kitchen has been serviced on an annual basis and that all occupants have been trained on its use or remove it from the property and dispose of it in a safe and legal manner.
Completion within 28 days of the issue date of the licence.

22) Install a mains-powered smoke alarm in the utility room. The alarm is to comply with BS5446-1: 2000 and is to be linked to the existing system of fire alarms. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839 - 6: 2019, Grade D, Category LD2. All wiring is to comply with current IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS5839-6: 2019.
Completion within 28 days of the issue date of the licence.

23) Ensure that each fire door to the kitchen, living room and all bedrooms are fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm that are 30 minutes fire rated.
Completion within 28 days of the issue date of the licence.

24) Relocate the smoke alarm in letting room 7 from the lobby with a downstand to the center of the ceiling of the main room. The alarm is to comply with BS5446-1: 2000 and is to be linked to the existing system of fire alarms. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839 - 6: 2019, Grade D, Category LD2. All wiring is to comply with current IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS 5839-6: 2019.
Completion within 28 days of the issue date of the licence.

<u>Licensee</u>	<u>Address</u>
Mr John Healy	Lake View
	Rectory Farm
	Rectory Lane
	Cranfield
	MK43 0BJ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/013425	1mo/20/01342	The Old Barn, Rectory Farm, Rectory Lane, Cranfield, Bedford, MK43 0BJ	15-Sep-2020	14-Sep-2025	15-Sep-2020	5	5	5	2

Facilities

	Quantity
Bathroom/WC (private)	4
Shared Bathroom	2
Shared Kitchen	1
SHOE REPAIR	
Sleeping Rooms	5

Short Description of HMO

Detached Shared Houses 1946-1979 15/09/2019 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Ensure sufficient fuel is always available for hot water and heating particularly during the months of high demand to take into consideration non delivery due to severe weather and other conditions.

Keep all electrical appliances made available to the occupants in a safe condition. If the appliances is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. Upon completion submit a copy of the certificate to the council.

Licensee

Mr John Healy

Address

Lakeview
Rectory Farm
Rectory Lane
Cranfield
MK43 0BJ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/015176	HHMO/20/015	27 Queen Street, Leighton Buzzard, LU7 1BZ	01-Oct-2020	30-Sep-2025	01-Oct-2020	6	6	6	3

Facilities

	Quantity
Actual Households	
Shared Bathroom	3
Shared Bathroom & WC	3
Shared Kitchen	1
Shared WC	3
Sinks (shared)	3
Sleeping Rooms	6

Short Description of HMO

End Terrace Shared Houses Pre 1920 01/04/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr James Horgan

Address

22 Manor Road

Tring

Hertfordshire

HP23 5DA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/015787	HHMO/20/015	116 Meadow Way, Leighton Buzzard, LU7 3FS	29-Oct-2020	28-Oct-2025	29-Oct-2020	6	6	1	2

Facilities

	Quantity
Actual Households	6
Shared Bathroom & WC	2
Shared Kitchen	1
Shared Lounge	1
Shared WC	2
Sinks (shared)	2
Sleeping Rooms	6

Short Description of HMO

End Terrace Shared Houses 1946-1979 01/10/2019 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

19) A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises. This must recognise that due to the layout of the property with the front entrance taking you through a risk room, the kitchen/dining, the main means of escape in the event of a fire is through the rear exit door.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

20) As the property has a 'Grade D' fire alarm system (i.e. mains-powered and interlinked alarms typically located in halls, landings and kitchens of low-risk two or three storey HMOs) all alarms must be:

- tested at regular intervals
- cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2013) must be provided annually to the Council.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

- 21) Provide newly manufactured fire doors to all doors of risk rooms that open onto the escape route: each of the bedrooms and the kitchen door onto the rear escape route so as to provide 30 minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The doors and frames must be installed to satisfy the requirements of BS 8214: 2014 as set out below:
- (1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.
 - (2) Fitted with heat activated intumescent strips and cold smoke seals.
 - (3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.
 - (4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.
 - (5) The gap between the door edge and door lining (or frame) must be not more than 4mm.
 - (6) All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2014 and BS EN 12209: 2016.
 - (7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.
 - (8) Where glazing is incorporated into a fire door, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.
 - (9) Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.
- Completion within 3 months of the issue date of the licence.

<u>Licensee</u>	<u>Address</u>
Mrs Lois Knight	63 Bushy Close
	Bletchley
	Milton Keynes
	Buckinghamshire
	MK3 6PX

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/017413	20/017413	2 Bedford Road, Cranfield, Bedford, MK43 0EW	12-Nov-2020	11-Nov-2025	12-Nov-2020	6	6	6	2

Facilities

	Quantity
Shared Bathroom	4
Shared Bathroom & WC	2
Shared Kitchen	1
Shared Lounge	1
Sinks (shared)	4
Sleeping Rooms	6

Short Description of HMO

Semi Detached Shared Houses 1946-1979 08/10/2016 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

1. Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. On demand, the Licence Holder must submit a copy of the certificate to the Council.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Condition re. occupancy of undersized room

Licensee

Mr John Healy

Address

Lakeview
Rectory Farm
Rectory Lane
Cranfield
MK43 0BJ



Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/017469	20/017469	10 Hotch Croft, Cranfield, Bedford, MK43 0BN	07-Feb-2023	06-Feb-2028	07-Feb-2023		7	7	2

Facilities

	Quantity
Kitchen (private)	1
Shared Bathroom & WC	4
Shared Kitchen	1
Shared Lounge	1
Sinks (shared)	2
Sleeping Rooms	7

Short Description of HMO

Detached Shared Houses 1946-1979 14/09/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

The property has a 'Grade D' fire alarm system (i.e. mains-powered and interlinked alarms) all alarms must be:

- a) tested at regular intervals
- b) cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2013) must be provided annually to the Council within 28 days of the issue date of the licence. Either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises. The Licence Holder must submit a copy of the risk assessment to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Details of the tenancy deposit scheme that the tenants' deposits are registered with must be submitted to the Council within 28 days of the issue date of the licence or when the first tenancy commences if after this date either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. To be submitted to the Council within 28 days of the issue date of the licence or when the first tenancy commences if after this date either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Provide to the Council a blank copy of a tenancy agreement with the terms and conditions provided to the current occupants must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Install a mains-powered smoke alarm in the ground floor, rear hallway, the other side of the down stand to the existing alarm. The alarm is to comply with BS5446-1: 2000 and is to be linked to the existing system of fire alarms. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839 - 6: 2019, Grade D, Category LD2. All wiring is to comply with current IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS 5839-6: 2019. To be completed within 28 days of the issue date of the licence.

Install a mains-powered smoke alarm in the ground floor rear bedroom (room 3), the other side of the down stand to the existing alarm. The alarm is to comply with BS5446-1: 2000 and is to be linked to the existing system of fire alarms. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839 - 6: 2019, Grade D, Category LD2. All wiring is to comply with current IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS 5839-6: 2019. To be completed within 28 days of the issue date of the licence.

Replace the smoke detector in the kitchen with a heat detector. The alarm must comply with BS5446-2: 2003 and must be linked to the existing system of fire alarms within the dwelling. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839-6: 2019, Grade D, Category LD 2. All wiring is to comply with IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS 5839-6: 2019. To be completed within 28 days of the issue date of the licence.

Provide at least one food storage cupboard for each occupant in the property (base units shall be 500mm wide and wall units shall be 1000mm wide). The sink base unit cannot be used for food storage. Completion within 28 days of the issue date of the licence.

Provide and securely fit a handrail to the staircase from the ground to first floor. The handrail is to be sited between 900mm and 1000mm above the pitch line of the stairs and shall extend the full length of the flight. The handrail is to be shaped so that it is easy to grasp. Completion within 28 days of the issue date of the licence.

Install mechanical ventilation to the kitchen ducted to the outside air. Ensure it is in proper working order to provide a minimum ventilation rate of either:

- Thirty (30) litres per second if fan sited within the cooker hood or within 300mm of the hob, or
- Sixty (60) litres per second if sited elsewhere within the kitchen

This mechanical ventilation is required in addition to any existing windows.
Completion within 2 months of the issue date of the licence.

Install mechanical ventilation to the:

First floor shower/bathroom room;

Room 3, ground floor rear, ensuite;

Room 5, first floor front left, ensuite;

and ensure that they are in proper working order to provide a ventilation rate of at least fifteen (15) litres per second in addition to any windows. The extraction system is to be coupled to the light switch and incorporate an appropriate over-run period, or an appropriately set humidistat. Completion within 2 months of the issue date of the licence.

Clean and, if necessary, repair or replace the mechanical ventilation in:

Room 6 ensuite, first floor middle room

Room 7 ensuite, first floor rear room

to ensure that it is in proper working order and provides a ventilation rate of at least 15 litres per second. Completion within 2 months of the issue date of the licence.

Replace the pre-payment meters in place for gas and electric supplies to credit meters to ensure a continuous supply of gas and electric to the property. Until replacement is completed ensure that the meters are kept in credit to prevent any disruption to the supply. Completion within 3 months of the issue date of the licence.

Seal the gap allowing a draft around the window to bedroom 6 (first floor middle room). Completion within 28 days of the issue date on the licence.

Provide a newly manufactured fire door to bedroom 4 (first floor front right); so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

(1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.

(2) Fitted with heat activated intumescent strips and cold smoke seals.

(3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.

(4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

(5) The gap between the door edge and door lining (or frame) must be not more than 4mm.

(6) All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.

(7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.

(8) Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.

(9) Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.

Completion within 28 days of the issue date of the licence.

Fit a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997 to the door to bedroom 1 (ground floor front). The self-closing device to be capable of closing the door positively onto the latch, or where a latch is not required, of holding the door closed for not less than 30 minutes; without slamming shut. Completion within 28 days of the issue date of the licence.

Under-draw the soffit of the staircase as accessed from the cupboard off bedroom 3 (first floor rear room) to achieve 30-minutes fire resistance as detailed below:

Either: supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints taped or sealed with intumescent mastic, and finished with plaster skim.

Or: supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Leave in a sound condition on completion. Completion within 28 days of the issue date of the licence.

Repair the light to the ensuite in bedroom 3 (ground floor rear room). Leave in full working order. Completion within 28 days of the issue date of the licence.

Licensee

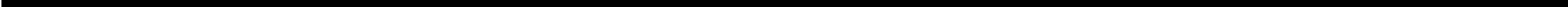
Mr Ralph Thompson

Address

5 Shirwell Crescent
Furzton
Milton Keynes
Bucks
MK4 1GA

Manager

Address



Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/017759	HHMO/20/017	53 Dudley Street, Leighton Buzzard, LU7 1SE	19-Aug-2021	30-Dec-2025	31-Dec-2020	6	6	6	4

Facilities

	Quantity
Shared Bathroom	1
Shared Bathroom & WC	1
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	2

Short Description of HMO

End Terrace Bedsits Pre 1920 20/10/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Provide a newly manufactured fire door to the snug/living space and the escape route so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

- (1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.
 - (2) Fitted with heat activated intumescent strips and cold smoke seals.
 - (3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.
 - (4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.
 - (5) The gap between the door edge and door lining (or frame) must be not more than 4mm.
 - (6) All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.
 - (7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.
 - (8) Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.
 - (9) Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.
- Completion within 28 days of the issue date of the licence.

Ensure that all fire doors on all risk rooms opening onto the escape route have three fire rated hinges that have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.
Completion within 28 days of the issue date of the licence.

Ensure that all fire doors on all risk rooms opening onto the escape route are fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997. The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.
Completion within 28 days of the issue date of the licence.

Repair or replace the ceiling to the basement to ensure it achieves half hour fire resistance as detailed below:

Supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints sealed with intumescent mastic, or joints taped and finished with plaster skim.

Or supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Leave in a sound condition on completion.
Completion within 28 days of the issue date of the licence.

Install a mains-powered smoke alarm in the snug/living room. The alarm is to comply with BS5446-1: 2000 and is to be linked to the existing system of fire alarms. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839 - 6: 2019, Grade D, Category LD2. All wiring is to comply with current IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS5839-6: 2019.
Completion within 28 days of the issue date of the licence.

Ensure that there are adequate kitchen facilities for 9 people:

Sink: Two sinks. A dishwasher is not acceptable as a second sink.

Cooking: Two cookers. A microwave is not acceptable as a second cooker.

Electrical sockets: At least five double 13-amp electrical power points at worktop height (in addition to those used for fixed appliances, such as washing machines) for eight to nine people and six for ten people.

Worktop: 2000mm × 600mm work surface.

Fridge/freezer: One 130 litre refrigerator with an additional 20 litres capacity of refrigerator space for every additional occupant above five persons and one 60 litre freezer with an additional 10 litres capacity of freezer space for every additional occupant above five persons.

Storage: a storage cupboard per occupant as detailed for three or five persons. Within 3 months of the issue date of the licence.

Licensee

Mr James Horgan

Address

88 Western Road

Tring

Bedfordshire

HP23 4BJ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/017842	20/017842	11 Station Road, Biggleswade, SG18 8AL	23-Nov-2020	22-Nov-2025	23-Nov-2020	5	5	5	2

Facilities

	Quantity
Actual Households	1
Shared Bathroom & WC	1
Shared Lounge	3
Shared WC	3
Sinks (private)	5
Sinks (shared)	1
Sleeping Rooms	5

Short Description of HMO

Semi Detached Bedsits Pre 1920

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr M Constant
Constant Property Investments Ltd

Address

The Estate Office
C/O The Manor High Street
Duddington

PE9 3QE

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/018908	20/018908	Wharley End, Cranfield, Bedford, MK43 0AW	09-Mar-2021	08-Mar-2026	09-Mar-2021	6	6	6	1

Facilities

	Quantity
Max Households	7
Shared Bathroom	2
Shared Kitchen	2
Shared Lounge	2
Shared WC	2
Sinks (shared)	2
Sleeping Rooms	7

Short Description of HMO

Detached Bedsits 1946-1979 01/01/1975 00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Provide a copy of a blank tenancy agreement with the terms that the occupants of the property will be subject to.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Provide details of the Tenancy deposit scheme in which the tenants deposits are lodged .

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Licensee

Mr A Anthony Kinns

Address

The Granary
Wharley End Farm
Cranfield
Beds
MK43 0AW

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/020031	20/020031	1A London Row, Arlesey, SG15 6RX	07-Jan-2021	06-Jan-2026	07-Jan-2021	6	6	6	2

Facilities

	Quantity
Bathroom/WC (private)	1
Shared Bathroom	3
Shared Kitchen	1
Sleeping Rooms	6

Short Description of HMO

Semi Detached Shared Houses 1946-1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

19) Provide newly manufactured fire doors to all letting room/bedroom doors so as to provide 30 minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The doors and frames must be installed to satisfy the requirements of BS 8214: 2014 as set out below: □(1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm. □(2) Fitted with heat activated intumescent strips and cold smoke seals. □(3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997. □(4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes. □(5) The gap between the door edge and door lining (or frame) must be not more than 4mm. □(6) All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2014 and BS EN 12209: 2016. □(7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material. □(8) Where glazing is incorporated into a fire door, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23. □(9) Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.

Completion within 28 days of the issue date of the licence.

Licensee

Mrs A Avneesh Jagdev
Nanak Investments UK Limited

Address

Nanak Investments UK Limited
Third Floor
24 Chiswell Street
London
EC1Y 4YX

Manager

Mr D Gharial

Address

32 Bancroft
Hitchin
Herts

SG5 1LA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/20/020806	20/020806	44 Canesworde Road, Dunstable, LU6 3JJ	18-Feb-2021	18-Feb-2026	18-Feb-2021	6	6	6	3

Facilities

	Quantity
Bathroom (private)	1
Bathroom/WC (private)	1
Shared Bathroom	2
Shared Kitchen	1
Sleeping Rooms	6

Short Description of HMO

Semi Detached Shared Houses 1920-1945 01/12/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Manjinder Sidhu

Address

1 Lancot Place
Lancot Drive
Dunstable

LU6 2AR

Manager

Mr Kino George

Address

3 Dukes Court
Wellington Street
Luton
Beds
LU1 5AF

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/000684	21/000684	48 Albany Road, Leighton Buzzard, LU7 1NS	02-Dec-2022	01-Dec-2027	02-Dec-2022	5	5	5	3

Facilities

	Quantity
Shared Bathroom	2
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO

Shared Houses

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mrs Kimberly Allen

Address

13a Chestnut Drive

Berkhamstead

Hertfordshire

HP4 2JL

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/000692	21-000692	10 Broad Green, Cranfield, Bedford, MK43 0JQ	11-May-2021	10-Nov-2026	11-May-2021	6	6	6	2

Facilities

	Quantity
Actual Households	
Bathroom (private)	
Shared Bathroom	
Shared Kitchen	

Short Description of HMO

Detached Bedsits 1946-1979 01/01/1945 00:00 30/09/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Submit evidence to the Council that the recessed lighting in the kitchen/living room has been fitted in association with a 30-minute fire resistant hood.

Alternatively, replace the existing fittings with 30-minute fire resistant hoods as necessary to ensure the ceiling provides 30-minute fire resistance, and submit evidence to the Council upon completion.

Completion within 28 days of the issue date of the licence.

Fit a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997 to the door to the living room/kitchen and bedroom 4. The self-closing device to be capable of closing the door positively onto the latch, or where a latch is not required, of holding the door closed for not less than 30 minutes; without slamming shut.

Completion within 28 days of the issue date of the licence.

Ensure that all fire doors to the bedrooms and kitchen/living room which open onto the escape route are fitted with heat activated intumescent strips and cold smoke seals on the top and both sides of the door.

Completion within 28 days of the issue date of the licence.

Licensee

Mrs Cheryl Dunkley

Address

Tithe Barn

4b Brook End

North Crawley

Newport Pagnell

MK16 9HH

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/002208	HHMO/21/002	Flat, The White Horse, High Street, Southill, Biggleswade, SG18 9LD	11-May-2021	11-May-2026	11-May-2021	5	5	5	2

Facilities

	Quantity

Short Description of HMO

Detached Shared Houses 1920-1945

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Submit evidence to the Council that the recessed lighting in the ground floor pub has been fitted in association with 60-minute fire resistant hoods throughout.

Alternatively, replace the existing fittings with 60-minute fire resistant hoods as necessary to ensure the ceiling provides 60-minute fire resistance, and submit evidence to the Council upon completion.

Completion within 2 months of the issue date of the licence.

Ensure that the separation between the commercial unit on the ground floor of the premises and the residential accommodation above achieves 60 minutes fire resistance. This separation will include the ceiling/floor construction between the units and the partition wall between the commercial unit and the entrance hallway to the residential accommodation.

The following materials will provide 60 minutes of fire resistance:

-Two layers 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints staggered. Joints to be sealed with intumescent mastic, or taped and finished with plaster skim.

Or

-Two layers 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints staggered. Joints to be sealed with intumescent mastic.

Provide documentation to prove that this standard has been achieved or carry out the necessary works to achieve the required separation.

Completion within 2 months of the issue date of the licence.

) Upgrade the partition above the door to the office on the first floor to achieve 30 minutes fire resistance. . Carry out all works to achieve this standard, upgrading or replacing substandard partitions as follows:

- (1) Form a timber stud partition using 50mm x 70mm softwood studs fixed at 600mm centres;
- (2) Supply and fix 12.5mm plasterboard (or similar approved material) to both faces of a timber stud partition using 40mm galvanised nails spaced at not more than 150mm centres, and
- (3) Scrim all joints and apply a 5mm plaster coat to give a smooth surface.

Or supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Completion within 2 months of the issue date of the licence.

Check the fire-resistant door(s) to within the HMO that open onto the escape route and carry out any repairs necessary to ensure that the 30-minute fire integrity of each door is maintained. Ensure that all doors, frames hinges and latch parts are structurally sound and good working order. Check the integrity of all smoke seals and intumescent strips and carry out all works necessary to ensure that each door is close fitting to its frames (maximum gaps 4mm). The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

Particular attention needs to be given to ensure that the hinges used as all hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2014 and BS EN 12209: 2016.

Completion within 2 months of the issue date of the licence.

Licensee

Mr D David Ford

Old Spot Pub Company

Address

Old Spot Pub Company

3 Monkspath Hall Road

Solihull

West Midlands

B90 4SJ

Manager

Mrs L Louise Fowler

White Horse

Address

High Street

Southill

Bedfordshire

SG18 9LD

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/002215	21/002215	6 Queensway Parade, Dunstable, LU5 4DW	14-May-2021	14-May-2026	14-May-2021	6	6	6	2

Facilities

	Quantity

Short Description of HMO

Mid Terrace

Bedsits

Post 1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

60 Min seperation and planning application for 7 person HMO

Licensee

Mr Ahmed Habib

Address

6 Queensway Parade

Dunstable

Beds

LU5 4DW

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/002462	HHMO/21/002	13 Station Road, Biggleswade, SG18 8AL	05-May-2021	04-May-2026	05-May-2021	5	5	5	2

Facilities

	Quantity

Short Description of HMO

Semi Detached Shared Houses Pre 1920 01/04/2021 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Miss Charlotte Last

Address

13 Station Road

Biggleswade

SG18 8AL

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/002747	21-002747	13 Icknield Street, Dunstable, LU6 3AD	14-Jun-2021	13-Jun-2026	14-Jun-2021		8	8	

Facilities

	Quantity
Shared Bathroom & WC	2
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Address

16 Turpins Chase
Welwyn

AL6 0RA

Manager

Address

Mr Charles Gisanrin

24 St Joans Road
London

N9 9PH

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/003156	21/003156	24A High Street, Biggleswade, SG18 0JL	18-May-2022	18-May-2027	18-May-2022	6	6	6	3

Facilities

	Quantity
Actual Households	6
Shared Bathroom	2
Shared Kitchen	2
Shared Lounge	2
Sleeping Rooms	6

Short Description of HMO

End Terrace Shared Houses Pre 1920 01/02/2021 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mrs Shanmugavathany Muhunthan

Address

Red Brick UK Properties Ltd
24 Parkfield Avenue
Harrow
Middlesex
HA2 6NP

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/005000	21/005000	7 Suncote Avenue, Dunstable, LU6 1BN	24-Feb-2022	24-Feb-2027	24-Feb-2022	5	5	5	2

Facilities

	Quantity
Actual Households	5
Bathroom/WC (private)	5
Max Households	5
Non-S/C Flats	3
Shared Entrance	1
Shared Kitchen	1
Shared Stairs	1
Sleeping Rooms	5

Short Description of HMO

Semi Detached Shared Houses 1946-1979 29/08/2020 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

London Bar Investments Ltd

Address

The Lodge
37 Hendon Lane
London

N3 1RY

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/007708	HHMO/21/007	2 Lodge Road, Cranfield, Bedford, MK43 0BG	12-Oct-2021	11-Oct-2026	12-Oct-2021	6	6	6	2

Facilities

	Quantity
Bathroom (private)	6
Max Households	6
Shared Bathroom & WC	1
Shared Kitchen	1
Shared Lounge	1

Short Description of HMO

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Jaz Ryatt

Address

Rayatt Holdings Ltd

130 Old Street

London

EC1V 9BD

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/010902	HMO-21-0109	100 High Street, Houghton Regis, Dunstable, LU5 5BJ	20-Oct-2021	19-Oct-2025	20-Oct-2021	5	5	5	2

Facilities

	Quantity
Actual Households	5
Bathroom (private)	1
Shared Bathroom & WC	2
Sinks (shared)	5
Sleeping Rooms	5

Short Description of HMO

Detached Shared Houses Pre 1920 01/01/2011 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Fire alarm systems must be installed and maintained in accordance with the British Standard. A commissioning or annual inspection certificate in accordance with BS 5839 Part 6, issued by a competent electrician should be made available upon request.

Licensee

Mrs Sandra Wilson

Address

12 Ulverston Road

Dunstable

Bedfordshire

LU6 3QU

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/011431	HMO-21-0114	2 Partridge Piece, Cranfield, Bedford, MK43 0BP	10-Nov-2022	09-Nov-2027	10-Nov-2022	6	6	6	2

Facilities

	Quantity
Actual Households	6
Shared Bathroom & WC	2
Shared Dining Room	1
Shared Entrance	1
Shared Kitchen	1
Sleeping Rooms	6

Short Description of HMO

Semi Detached Shared Houses 1946-1979 25/09/2021 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Hardip Bains
Picadilly Properties Ltd

Address

7-9 The Avenue
Eastbourne
East Sussex

BN21 3YA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/013766	HMO21/013766	24 Britain Street, Dunstable, LU5 4JA	10-Nov-2022	09-Nov-2027	10-Nov-2022	6	6	6	2

Facilities

	Quantity
Actual Households	6
Bathroom/WC (private)	4
Shared Bathroom & WC	2
Shared Kitchen	1
Sleeping Rooms	6

Short Description of HMO

Mid Terrace Shared Houses 1946-1979 01/09/2021 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Z Zeeshan Malik

Address

30 Wood Close

Hatfield

Hertfordshire

AL10 8TX

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/014488	21/014488	91 Meadow Way, Leighton Buzzard, LU7 3XN	29-Sep-2022	28-Sep-2027	29-Sep-2022	5	5	5	2

Facilities

	Quantity
Shared Bathroom	1
Shared Kitchen	1
Shared WC	1
Sleeping Rooms	5

Short Description of HMO

Mid Terrace Shared Houses Post 1979 21/11/2021 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

20) To Advise Private Sector Housing of which redress scheme you will be placing the tenants deposit in .

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

21)To provide a copy of a blank tenancyagreement withthe terms which are applied to the tenants .This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Watling House, High Street North, Dunstable, LU6 1LF or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Licensee

Mr Dean Major

Address

70 Meadow Way
Leighton Buzzard
Beds

LU7 3XT



Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/21/014644	HHMO/21/014	65 Hitchin Road, Arlesey, SG15 6RS	18-May-2022	18-May-2027	18-May-2022	6	6	6	2

Facilities

	Quantity
Bathroom (private)	1
Max Households	6
Shared Bathroom & WC	3
Shared Kitchen	1
Sleeping Rooms	6

Short Description of HMO

Semi Detached Shared Houses 1946-1979 01/01/2015 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Ms Avneesh Kaur Jagvev
Nanak Investments UK Ltd

Address

Nanak Investments UK Ltd
41 Irvine Crescent Lubbethorpe,
Leicester

LE19 4BT

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/22/002735	HMO 22/002735	14 Rye Close, Leighton Buzzard, LU7 3YD	19-Jan-2023	18-Jan-2028	19-Jan-2023	5	5	5	3

Facilities

	Quantity
Shared Bathroom & WC	3
Shared Kitchen	1
Shared Lounge	2
Sleeping Rooms	5

Short Description of HMO

End Terrace Shared Houses 1946-1979 31/01/2000 00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Fire alarm systems must be installed and maintained in accordance with the British Standard. A commissioning or annual inspection certificate in accordance with BS 5839 Part 6, issued by a competent electrician should be made available upon request.

Emergency lighting systems, where fitted, should be maintained in accordance with British Standard 5266 Part 1 2005. A commissioning or annual inspection certificate provided by a competent electrician upon request .

Doors require thumb turn locks

Fire doors need adjusting to self close

The cupboard which contains the electric meter is on the means of escape, needs to be emptied of tenant's possessions and locked. Recommendation from the fire service to extend the smoke detection into the porch so that tenants are alerted if the electric cupboard is on fire

CO detector

Plan of the property

Licensee

Miss J Jill Daley

Address

11 The Blackbirds

Watling St

Hockliffe

LU7 9LY

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/22/004073	22/00407363	1 Washingleys, Cranfield, Bedford, MK43 0JD	16-Nov-2022	15-Nov-2027	16-Nov-2022	6	6	6	3

Facilities

	Quantity
Shared Bathroom	2
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	6

Short Description of HMO

Detached Shared Houses 1946-1979 21/06/2004 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Self-closer on door to kitchen, bedroom 2, and bedroom 3 need adjusting so that the door closes into the latch

Door on bedroom 6 is missing has part of the intumescent strip and smoke seal. This needs to be replaced.

All dedicated escape routes will consist of a protected staircase providing a minimum of 30 minutes fire resistance, this will provide all occupants easy access to a place of safety. Cupboards in the escape route should be emptied and kept locked shut or protected by 30 minutes fire resistance and kept locked. Supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) to the inside of the wall under the stairs

The fireboard under the stairs has been damaged and needs to be repaired with fire resistant board and sealed with intumescent material that is appropriate for the materials used

Licensee

Address

2 Elger Close

Biddenham

Bedford

MK40 4AU

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/22/007482	22/007482	10 Back Street, Biggleswade, SG18 8JA	19-Jan-2023	18-Jan-2028	19-Jan-2023	6	6	6	3

Facilities

	Quantity
Bathroom (private)	4
Kitchen (private)	1
Max Households	6
Shared Bathroom	1
Shared Kitchen	1
Shared WC	1
Sleeping Rooms	6

Short Description of HMO

End Terrace Shared Houses 1946-1979 01/09/2022 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Windows are required to be at least 1/10th of the floor area of the bedroom. However, the light must be able to access all areas of the room to a level that normal living activities can be carried out without the use of artificial light in daylight hours. Bedroom 1 does not meet this requirement and cannot be used until such a time as the window has been replaced to be 1/10th of the floor area. This room cannot be occupied before the works have been completed.

Licensee

Diamond Blue Properties Ltd

Address

72 High Street

Biggleswade

Beds

SG18 0LJ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/22/008442	008442	36 Beale Street, Dunstable, LU6 1LZ	23-Feb-2023	22-Feb-2028	23-Feb-2023	5	5	5	

Facilities

	Quantity
Shared Bathroom & WC	1
Shared Kitchen	1
Shared WC	1
Sleeping Rooms	5

Short Description of HMO

Mid Terrace Shared Houses 15/10/1976 00:(

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person.

The Licence Holder must submit a copy of the certificate to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises. The Licence Holder must submit a copy of the risk assessment to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Details of the tenancy deposit scheme that the tenants' deposits are registered with must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671. Must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Install a system of emergency lighting that complies with the provisions of BS 5266: Part 1: 2016. The system must be capable of operating automatically upon the failure of the general lighting within the circulation areas and must provide illumination for a minimum of two (2) hours. Upon completion of the installation, obtain and submit to the Council a completion certificate in a form which satisfies the requirements of Appendix C to BS 5266: Part 1:2016. Completion within 2 months of the issue date of the licence.

Provide a blank copy of a tenancy agreement with the terms which apply to the current occupants of the property. Must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.uk

Licensee

Mr Adam Phillips

Address

95 Evesham Road
London

N11 2RR

Manager

Mrs Betti Phillips

Address

Flat 41
Tivendale
Brook End
London
N8 7AA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/22/008821	22/008821	91 Houghton Road, Dunstable, Bedfordshire, LU5 5AB	20-Apr-2023	19-Apr-2028	20-Apr-2023	5	5	5	2

Facilities

	Quantity
Bathroom (private)	1
Shared Bathroom	1
Shared Entrance	1
Shared Kitchen	1
Shared Lounge	2
Shared Stairs	1
Sleeping Rooms	5

Short Description of HMO

Detached Shared Houses 1920-1945 01/03/2021 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Obtain and submit to the Council a landlord's gas safety certificate for the house. The certificate must be issued by a recognised engineer approved under regulation 3 of the Gas Safety (Installation and Use) Regulations 1998. The certificate must not be more than one year old.

Carry out any remedial recommendations made and submit a new gas safety certificate issued by a recognised engineer upon completion.

Completion within 28 days of the issue date of the licence. It can be submitted either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.com

As the property has a 'Grade D' fire alarm system (i.e. mains-powered and interlinked alarms typically located in halls, landings and kitchens of low-risk two or three storey HMOs) all alarms must be:

- a) tested at regular intervals
- b) cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2013) must be provided annually to the Council within 28 days of the issue date of the licence. It can be submitted either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.com

Provide a copy of the updated lease agreement as this passed the expiry date of January 2023. Completion within 28 days of the issue date of the licence. It can be submitted either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: Bethany.goodlad@centralbedfordshire.gov.com

All fire doors on the ground floor to the living room, kitchen, laundry area and office must either:

- a) Be kept shut into the latch rather than held open.
- b) install a Dorgard type system that is linked to the fire alarm system and holds the doors open however is connected with the fire alarm system and will shut automatically when the alarm sounds. Completion within 28 days of the issue date of the licence.

Licensee

Miss Marie Sims
Chance Transitional Supported Living Ltd

Address

176 Beechwood Road
Luton
Bedfordshire

LU4 9SA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/000136	23/00136	3 Knight Street, Marston Moretaine, Bedford, MK43 2AN	29-Aug-2023	28-Aug-2028	29-Aug-2023		5	6	2

Facilities

	Quantity

Short Description of HMO

Detached Non Self-Contained Units Post 1979 18/03/2020 00:00 15/12/2022 00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Details of the tenancy deposit scheme that the tenants' deposits are registered with must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: bethany.goodlad@centralbedfordshire.gov.uk

Provide a plan of the smoke detectors/heat detectors and fire doors once installed. Include on the plan a key to indicate smoke detectors, heat detectors fire doors and protected routes. The plan you have provided is fine you just need to draw these onto the plan and resubmit. Must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: bethany.goodlad@centralbedfordshire.gov.uk

Risk assessment highlights both a high and medium risk – this needs to be updated and 6.0 Action Plan page completed and signed when the works are complete – this then needs to be resubmitted to the council. I can advise you that you DO NOT require emergency lighting. Must be submitted to the Council within 28 days of the issue date of the licence either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: bethany.goodlad@centralbedfordshire.gov.uk

Supply and fit a Grade D1 fire alarm system compliant with BS 5839-6:2019, comprising of smoke detectors in hallways, and bedrooms with a heat detector in the kitchen. This is where the alarms are mains-powered with a battery backup and interlinked together (wireless interlinking is acceptable) and the detectors are tamper proof. The electrical supply to the fire alarm system cannot be via a pre-payment meter. Upon completion submit a commissioning certificate to the Council within 2 months of the issue date of the license either in hardcopy to: FAO Bethany Goodlad, Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Beds. SG17 5TQ or electronically to: bethany.goodlad@centralbedfordshire.gov.uk

Full fire doors need to be provided to all high risk's rooms (kitchen/bedrooms/lounge).

Provide manufactured fire doors to all bedrooms to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983, page 16 of the Facilities and Amenities Guide (Fire safety page 14).

The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

- (1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.
- (2) Fitted with heat activated intumescent strips and cold smoke seals.
- (3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.
- (4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.
- (5) The gap between the door edge and door lining (or frame) must be between 2mm and 4mm.
- (6) All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.
- (7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.
- (8) Any locks in doors opening onto the escape route, shall be capable of being opened from the inside without the use of a key, to allow for keyless egress. Must be completed within 2 months of the issue date of the license.

All bedroom doors are to be fitted with thumb turn locks that meet BS EN 1634-1 to ensure that the 30-minute fire rated specification of the doors are not lost. Frames to the fire doors should be resistant to 30-minute fire exposure and not be compromised. Must be completed within 2 months of the issue date of the license.

Ensure sockets for each room meet the minimum requirement, of 3 doubles in each bedroom. Must be completed within 2 months of the issue date of the license.

Manager

Mr Josh Bridgeman

Address

406 Bedford Heights,
Brickhill Drive,

Bedford

MK41 7PH

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/001417	23001417	129-133 High Street South, Dunstable, LU6 3SQ	16-Jun-2023	15-Jun-2028	16-Jun-2023	12	12	12	3

Facilities

	Quantity
Kitchen (private)	1
Shared Bathroom	4
Shared Dining Room	1
Shared Lounge	1
Shared WC	2
Sleeping Rooms	12

Short Description of HMO

End Terrace

Pre 1920

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Overhaul the existing emergency lighting and maintain the system so that it complies with the provisions of BS 5266: Part 1:2016. Upon completion of the overhaul, obtain and submit to the Council a test certificate in a form which satisfies the requirements of Appendix C to BS 5266: Part 1: 2016. This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Licensee

Ms Laura Wilkinson
Signposts Head Office

Address

Unit 6
Titan Court
Laporte Way
Luton Beds
LU4 8EF

Manager

Ms Laura Wilkinson
Signposts Head Office

Address

Unit 6
Titan Court
Laporte Way
Luton, Beds
LU4 8EF

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/001542	23/001542	63 Tring Road, Dunstable, LU6 2PX	18-May-2023	17-May-2028	18-May-2023	6	6	6	2

Facilities

	Quantity
Bathroom/WC (private)	1
Shared Bathroom	3
Shared Dining Room	1
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	6

Short Description of HMO			
Detached	Shared Houses	1920-1945	12/03/2023 00:00:00 07/03/2023 00:00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Bennias Machimbidzofa

Address

28 Dunstable Road
Dagnall
Bucks

HP4 1RG

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/002002	23002002	140-142 High Street North, Dunstable, LU6 1LN	20-Jul-2023	19-Jul-2028	20-Jul-2023	13	13	13	4

Facilities

	Quantity
Shared Bathroom	4
Shared Dining Room	1
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	14

Short Description of HMO

Shared Houses

1920-1945

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Obtain and submit to the Council a landlords gas safety certificate issued by a recognised engineer approved under regulation 3 of the Gas Safety (Installation and Use) Regulations 1998.

Carry out any remedial recommendations made and submit a new gas safety certificate issued by a recognised engineer upon completion.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. On demand, the Licence Holder must submit a copy of the certificate to the Council.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Licensee

Signposts (Dunstable)

Address

140-142 High Street North

Dunstable

Beds

LU6 1LN

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/002003	232003	Holland House, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN	06-Jul-2023	05-Jul-2028	06-Jul-2023	8	8	8	2

Facilities

	Quantity
Shared Bathroom & WC	3
Shared Kitchen	2
Sleeping Rooms	8

Short Description of HMO

Shared Houses

1920-1945

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. On demand, the Licence Holder must submit a copy of the certificate to the Council.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671.

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Obtain and submit to the Council a certificate confirming that the fire alarm system in the property has been installed, tested and maintained in good working order in accordance with the provisions of BS 5839: 2019. The fire alarm test certificate must be issued by suitably qualified and competent person and not more than twelve (12) months old.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Obtain and submit to the Council a certificate stating that the emergency lighting in the house has been tested in accordance with the provisions of BS 5266-1: 2016. The certificate must be not more than one year old. The person issuing the certificate must be a competent person qualified to undertake such inspection and testing.

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Private Sector Housing, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: Bethany.goodlad@centralbedfordshire.gov.uk

Licensee

Signposts (Luton) Ltd

Address

6 Titan Court
Laporte Way
Luton

LU4 8EF

Manager

Ms Linda Clarke

Address

127 Leaf Road
Houghton Regis
Dunstable

LU5 5JQ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/003504	23003504	35 Crane Way, Cranfield, Bedford, MK43 0HH	01-Nov-2023	01-Nov-2028	01-Nov-2023	5	6	6	2

Facilities

	Quantity
Shared Bathroom & WC	2
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO		
Semi Detached	Shared Houses	1946-1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

<u>Licensee</u>	<u>Address</u>
Mr N Grewal	18 Roneo Corner
Fairlane Properties Ltd	Hornchuch
	Havering
	RM12 4TN

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/23/007929	23/007929	27A Grove Road, Leighton Buzzard, LU7 1SF	25-Sep-2024	22-Dec-2028	25-Sep-2024	5	5	5	

Facilities

	Quantity
Bathroom (private)	5
Shared Bathroom	1
Sleeping Rooms	5

Short Description of HMO

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

12. There are four windows that do not have adequate fire separation and open onto the escape route from 27a Grove Road (the external metal staircase). These are located in the kitchen and bedroom for 27 Grove Road and bedsit 2 within 27a Grove Road and the bedroom to 27b Grove Road.

To remedy the above matters the following works are required :

Creation of a 30-minute protected escape route while maintaining the provision of natural lighting and ventilation to the affected rooms. The recommended course of action is therefore the provision of 30-minute fire rated shutters to the affected locations in accordance with BS EN 16034:2014 & CE Marked to BS EN 13241-1:2003 and to be integrated with the current fire alarm system.

Works to be complete within 3 months of the licence being issued

Obtain and submit to the Council an energy performance certificate. The certificate must be not more than ten years old. The person issuing the certificate must be an Approved Energy Assessor qualified to undertake such inspection and testing. □□

As a Licence Holder you have a duty to provide a thermally efficient property to your tenants . The Private Rented Sector Energy Efficiency Regulations implement the requirements the Energy Act 2011 , meaning:

From April 2016 private residential landlords have been unable to refuse consent for a tenant's reasonable request for energy efficient improvements where Green Deal finance or subsidies are available .

From April 2018 it became unlawful to rent out a property that does not reach a minimum energy efficiency standard of an E-rating on an EPC.

COMPLETION:□The certificate must be provided within twenty-eight (28) days of the date of the licence.

A copy of the certificate must also be provided to all assured short hold tenants at the property whose tenancies began on or after 1st October 2015.

Licensee

Mr Sydney Pratt-Heaton

Address

Gladley House

Rushmere

Leighton Buzzard

LU7 0DZ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/000636	23/000636	10 Moat Farm Close, Marston Moretaine, Bedford, MK43 0AE	02-Apr-2024	02-Apr-2029	02-Apr-2024		7	7	3

Facilities

	Quantity
Bathroom (private)	2
Shared Bathroom	2
Shared Entrance	1
Shared Kitchen	2
Shared Lounge	2
Shared WC	1
Sleeping Rooms	7

Short Description of HMO
Detached Shared Houses Post 1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

<u>Licensee</u>	<u>Address</u>
Mr Kofo Ibitoye	51 Station Road
Kattz Re Ltd	Letchworth Garden City
	Herts
	SG6 3BQ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/001346	HHMO/24/001	7 Bowles Way, Dunstable, LU6 3LX	29-May-2024	29-May-2029	29-May-2024	4			3

Facilities

Quantity

Short Description of HMO		
Mid Terrace	Shared Houses	1946-1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Licensee

Mr Nigel Hamblett
Spire Property Investments Limited

Address

60 Junction Road
Edmonton

N9 7JU

Manager

Mr Nigel Hamblett

Address

16 Turpins Chase
Welwyn

Herts
AL6 0RA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/001659	HHMO/24/001	7 Knight Street, Marston Moreteyne, Bedford, MK43 2AN	29-Oct-2024	28-Oct-2025	29-Oct-2024	4	7	7	2

Facilities

	Quantity

Short Description of HMO			
Semi Detached	Shared Houses	Post 1979	13/03/2024 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Supply electrical certificate by competent person

Fire detection certificate - by competent person

PAT test cert

Proof of fire doors within the property

3 x electrical sockets in each bedroom

emergency lighting cert

Fire Risk Assessment

Licensee

Mr Deepak Sharma

Address

3 Knight Street
Martson Mortaine

Beds
MK43 2AN

Manager

Mr Josh Bridgeman

Address

406 Bedford Heights,
Brickhill Drive,

Bedford
MK41 7PH

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/002130	24002130	187A Luton Road, Dunstable, LU5 4LP	21-Aug-2024	21-Aug-2029	21-Aug-2024			5	2

Facilities

	Quantity
Actual Households	5
Lounge (private)	2
Shared Bathroom	4
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO			
Detached	Shared Houses	Post 1979	01/01/1965 00:(

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

<u>Licensee</u>	<u>Address</u>
Mr Utpal Banga	41 Keiths Road
Bloomsproperty Limited	Hemel Hempstead
	HP3 8DR

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/002463		Flat, The Black Horse, 1 Bedford Street, Woburn, Milton Keynes, MK17 9QB	05-Jul-2024	05-Jul-2029	05-Jul-2024			4	4

Facilities

	Quantity
Actual Households	4
Shared Bathroom	2
Shared Kitchen	1
Sleeping Rooms	3

Short Description of HMO

End Terrace Shared Houses Pre 1920 01/01/1919 00:(

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

12.0 FIRE DOOR TO SECOND FLOOR BEDROOM

The fire door on the second floor opens outwards on to a small landing and staircase leading from the first floor

The works carried out to turn the second floor into one bedroom has resulted in this poorly designed fire door opening onto a staircase, potentially knocking down anyone walking up to the door from the first floor (see photo attached). The current configuration does not comply with current building regulations, in particular approved document K that states there should be at least 400mm of landing after the opening – diagram below.

The fire door will require reconfiguring to comply with current building regs or returned to its previous state where it opens inwards.

The door must be compliant as an adequate fire door so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

- (1) Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.
- (2) Fitted with heat activated intumescent strips and cold smoke seals.
- (3) Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.
- (4) The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.
- (5) The gap between the door edge and door lining (or frame) must be not more than 4mm.
- (6) All

hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016. (7) Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material. (8) Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23. (9) Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key. COMPLETION: This must be done within 28 days; of the date of the Final Licence. AUTHORITY: The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

13.0 Minimum Energy Efficiency

As a Grade 2 Listed property the premises is exempt from having an Energy Performance Certificate. However, we would still require evidence to show the property meets the exemption and that the minimum energy performance requirements would unacceptably alter the property.

It's important for owners to understand that this does not mean an automatic exemption but rather a need for careful consideration on a case-by-case basis. Owners of listed buildings should consult with conservation officers or local planning authorities to determine what energy efficiency improvements can be made that are sensitive to the building's historical aspects. Compliance with this rule ensures that while the buildings are preserved, efforts are still made to enhance energy efficiency where possible, striking a balance between conservation and sustainability.

You are required to

carry out an energy assessment (not an EPC) to give a predicted energy rating for the building. This report will then advise on any works to improve the energy efficiency.

You must then demonstrate the minimum energy performance requirements would unacceptably alter the building by contacting the conservation officer who will advise if the works to meet the minimum standards would alter the building.

The conservation officer can be contacted through our website at <https://www.centralbedfordshire.gov.uk/xfp/form/456>

This must be done within 28 days; of the date of the Final Licence.

Licensee

Address

21 Old Street
Ashton under Lyne
Tameside

OL6 6LA

Manager

Mr Jonathan Taylor
The Peach Pub Company Ltd

Address

21 Old Street
Ashton-Under-Lyne

OL6 6LA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/003287	24003287	20 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS	07-Aug-2024	01-Aug-2029	02-Aug-2024	6	7	7	2

Facilities

	Quantity
Bathroom (private)	2
Max Households	5
Shared Bathroom & WC	2
Shared Dining Room	1
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO			
Semi Detached	Shared Houses	1946-1979	24/05/2024 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Emergency lighting systems, where fitted, should be maintained in accordance with British Standard 5266 Part 1 2005. A commissioning or annual inspection certificate provided by a competent electrician upon request .

<u>Licensee</u>	<u>Address</u>
Mr Tamimul Islam	357 Caledonian Road, London, N7 9DQ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/004098	24/004098	100 Jardine Way, Dunstable, LU5 4AX	07-Oct-2024	01-Jul-2029	07-Oct-2024		6	6	2

Facilities

	Quantity
Bathroom (private)	6
Shared Kitchen	1
Sleeping Rooms	6

Short Description of HMO

Mid Terrace Shared Houses 1946-1979 01/03/2016 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

12.0) EXTRACTOR FANS:

Install mechanical ventilation to the all ensuites and bathrooms; and ensure that it is in proper working order to provide a ventilation rate of at least fifteen (15) litres per second in addition to any windows. The extraction system is to be coupled to the light switch and incorporate an appropriate over-run period, or an appropriately set humidistat.

13.0) STAIRS:

The ranch style guarding to the stairs do not meet current building regulations due to excessive gaps between the rails, there should be no openings in the guarding which would allow a 100mm sphere to pass through. Carry out works to ensure the guarding is boarded or the gaps are reduced to no more than 100mm.

14.0) FIRE DETECTION:

Install a mains-powered, interlinked fire alarm system compliant with BS EN 14604: 2005 and installed in accordance with BS 5839-6: 2019, Grade D, Category LD2. The system must comprise (as a minimum): smoke alarms in all bedrooms and hallways; and a heat alarm in the kitchen. The system must incorporate an integral rechargeable standby power supply, or each detector must be fitted with long life, (10 year) lithium battery cells. The alarms must be mains-wired, but wireless interlinking is acceptable. The system must be connected to an independent circuit at the main electrical distribution board of the house and all wiring must comply with current IEE regulations. On completion of the installation obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS 5839-6: 2019.

Licensee

H and J Estates Limited

Address

56 Wilbury Way
Hitchin
Hertfordshire

SG4 0TP

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/004880	24004880	11 Brandreth Avenue, Dunstable, LU5 4JP	29-Nov-2024	05-Aug-2029	29-Nov-2024	5	5	5	2

Facilities

	Quantity

Short Description of HMO

Semi Detached Shared Houses 1946-1979 05/08/2024 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

19) ELECTRICAL SAFETY CERTIFICATE

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671.

The register of electrical competent persons is available from: Home (electricalcompetentperson.co.uk)

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence

20) ELECTRICAL APPLIANCE TEST CERTIFICATE

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. On demand, the Licence Holder must submit a copy of the certificate to the Council.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

21) DEPOSIT PROTECTION CERTIFICATE

The licence holder must provide a copy of the deposit protection certificate (or other proof that the deposit is protected in a government approved deposit protection scheme which contains all the information prescribed by the Housing Act 2004) to all tenants in assured shorthold tenancies within 30 days of receipt of their deposit.

Copies of all current deposit protection certificates for any deposits taken at the licensed property must be provided within seven (7) days of receiving a request in writing from the Council.

COMPLETION:

This must be provided within twenty-eight (28) days of the date of the licence.

22) – The carpets in the First floor front bedrooms must be professionally cleaned or replaced

COMPLETION: Within 3 months of the date of the licence.

<u>Licensee</u>	<u>Address</u>
Mr Jason Lowndes	The Old Farm Inn
	16 Church Road
	Totternhoe
	Dunstable
	LU6 1RE

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/005262	24/005262	42 Albany Road, Leighton Buzzard, LU7 1NS	05-Dec-2024	04-Dec-2029	05-Dec-2024	4	6	6	2

Facilities

	Quantity
Actual Households	4
Bathroom (private)	4
Max Households	4
Shared Entrance	1
Shared Kitchen	1
Sleeping Rooms	4

Short Description of HMO

Semi Detached Shared Houses 1920-1945 01/08/2024 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

FIRE ALARM SYSTEM MAINTENANCE

Carry out such works as are necessary to ensure that the existing fire alarm system complies with BS EN 14604:2005.

Especially ensure all alarms, sounders, call points, control panels, and ancillary wiring, fixtures and fittings are in good working order.

Upon completion of the work obtain and submit to the Council a test certificate in accordance with Annex F of the BS 5839-6: 2019.

COMPLETION:

This must be done within 14 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

EMERGENCY LIGHTING MAINTENANCE

Overhaul the existing emergency lighting and maintain the system so that it complies with the provisions of BS 5266: Part 1:2016. Upon completion of the overhaul, obtain and submit to the Council a test certificate in a form which satisfies the requirements of Appendix C to BS 5266: Part 1: 2016.

COMPLETION:
This must be done within ^IN; of the date of the Licence.

AUTHORITY:
The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

You are required to provide a copy of the completion certificate, for the Building Control case CB/BN/24/01791

<u>Licensee</u>	<u>Address</u>
Mr Julian Gilbert	Eastmoor Lodge
	East Common
	Harpenden
	Harpenden
	AL5 1DA
<u>Manager</u>	<u>Address</u>
Ms Leah Crawford	3 West Street
Alexander & Co	Dunstable
	Beds
	LU6 1SL

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/006000	24006000	Lyvenette, Billington Road, Leighton Buzzard, LU7 9HH	13-Mar-2024	12-Mar-2029	13-Mar-2024		5	5	2

Facilities

	Quantity
Shared Bathroom	2
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO

Detached Shared Houses Post 1979 24/09/1980 00:00 27/01/2016 00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

NEW FIRE DOOR

Provide a newly manufactured fire door to the ^IN; so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.

Fitted with heat activated intumescent strips and cold smoke seals.

Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.

The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

The gap between the door edge and door lining (or frame) must be not more than 4mm.

All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.

Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.

Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.

Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the

inside without the use of a key.

COMPLETION:

This must be done within ^IN; of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions)
(England) Regulations 2006 Paragraph 5 of Schedule 3

PROVIDE 30-MINUTE PROTECTED ESCAPE ROUTE

In the event of a fire the occupants would be required to pass through the ^IN; (a 'risk room') to exit the property. Provide adequate means of escape in case of fire by carrying out one of the following works:

Option 1 – Construct protected route

Construct a partition wall in the ^IN; to separate the ground floor hall and stairs (the escape route) from the ^IN;. The partition must be of 30-minute fire resistant construction and must meet the following standard:

Form a timber stud partition using 50mm x 70mm softwood studs fixed at 600mm centres;

Supply and fix 12.5mm plasterboard (or similar approved material) to both faces of a timber stud partition using 40mm galvanised nails spaced at not more than 150mm centres; and

Scrim all joints and apply a 5mm plaster coat to give a smooth surface.

Install a 30-minute fire door as detailed below:

Provide and install a newly manufactured fire door and frames in the new partition opening onto the hall so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.

Fitted with heat activated intumescent seals and cold smoke seals.

Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.

The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

The gap between the door edge and door lining (or frame) must be not more than 4mm.

All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2003.

Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.

Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.

Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.

Option 2 – Install a sprinkler system

Install an active water-based fire suppression system. The system design is to be a 'Total Compartment Application System' designed to discharge water mist to protect the ^IN; in entirety. In the event of a fire the system must be capable of automatic detection and activation via a linked heat alarm or via a heat sensitive 'break glass' sensor. The system can either be connected to the mains water supply, (subject to satisfactory water pressure), or can be self-contained in an adequately sized water storage vessel.

Where an alternative scheme can achieve the same objective, the Case Officer should be notified in order that a

suitable alternative can be agreed.

COMPLETION:
This must be done within ^IN; of the date of the Licence.

AUTHORITY:
The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions)
(England) Regulations 2006 Paragraph 5 of Schedule 3

<u>Licensee</u>	<u>Address</u>
Mr Talban Sohi	20 Holy Thorn Lane Shenley Church End Milton Keynes MK5 6HA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/007093	24/007093	22 Lime Tree Corner, Cranfield, Bedford, MK43 0ZE	05-Nov-2024	05-Nov-2029	05-Nov-2024		6	6	3

Facilities

	Quantity
Bathroom (private)	2
Shared Bathroom & WC	2
Shared Kitchen	1
Shared Lounge	1
Shared WC	2
Sleeping Rooms	6

Short Description of HMO			
Detached	Shared Houses	Post 1979	29/10/2019 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

<u>Licensee</u>	<u>Address</u>
Ms Dawn Colman	2 Chapel Pound Oakley MK43 7RQ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/007296	24007296	36 Draper Way, Leighton Buzzard, LU7 4UD	02-May-2025	17-Nov-2029	02-May-2025		6	6	2

Facilities

	Quantity
Bathroom (private)	3
Shared Bathroom	2
Shared Kitchen	1
Sinks (shared)	2
Sleeping Rooms	6

Short Description of HMO

Detached Shared Houses Post 1979 10/12/2004 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

(1) Ensure all doors to habitable rooms and final exit doors can be opened from the inside without the use of keys. Break-glass key boxes are NOT ACCEPTABLE and should not be used.

If locks are required, they must be replaced with locks incorporating a thumb-turn on the internal face of the door.

If bedroom door locks are not required, withdraw keys from tenants and deactivate the locks. Slide bolts are acceptable inside bedrooms.

Main exit doors should meet the security requirements of Building Regulations Approved Document Q , and be fitted with either:

Multi-point locks meeting the requirements of PAS 8621: 2011

Or:

A rim lock (i.e. Yale) AND a deadlock meeting the requirements of BS 8621.

(3) Fit heat activated intumescent strips and cold smoke seals to the top and both sides of all existing fire doors. The seals must be fitted in accordance with the manufacturer's instructions. When the seals have been fitted adjust the fire door as necessary to ensure that it is close-fitting to the frames (maximum 4mm gaps). Self-closing devices should be adjusted to be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes; without slamming shut.

(4) Check the fire-resistant door(s) in all rooms; and carry out any repairs necessary to ensure that the 30-minute fire integrity of each door is maintained. Ensure that all doors, frames, handles, hinges and latch parts are structurally sound and good working order. Check the integrity of all smoke seals and intumescent strips and carry out all works necessary to ensure that each door is close fitting to its frames (maximum gaps 4mm). The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

(5) Carry out such works as are necessary to ensure that the existing fire alarm system complies with BS EN 14604:2005.

Especially ensure all alarms, sounders, call points, control panels, and ancillary wiring, fixtures and fittings are in good working order.

Upon completion of the work obtain and submit to the Council a test certificate in accordance with Annex F of the BS 5839-6: 2019.

(9) Submit to the Council a certificate or declaration stating that the fire alarm system in the property has been tested and maintained in good working order in accordance with the provisions of BS 5839: 2019.

If the property has a 'Grade A' fire alarm system (typically larger alarm systems with a control panel) the system must be:

- a) tested weekly
 - b) inspected and serviced at periods not exceeding six months by a suitably qualified and competent person.
- An inspection and servicing certificate issued in accordance with BS 5839-1:2013 must be provided biannually to the Council.

If the property has a 'Grade D' fire alarm system (i.e. mains-powered and interlinked alarms typically located in halls, landings and kitchens of low-risk two or three storey HMOs) all alarms must be:

- a) tested at regular intervals
- b) cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2019) must be provided annually to the Council.

<u>Licensee</u>	<u>Address</u>
Mr Michael Meekham	30 Badgers Gate
	Dunstable
	Bedfordshire
	LU6 2BF

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/007448	24/007448	19 Riverside, Leighton Buzzard, LU7 3HX	18-Mar-2025	25-Nov-2029	18-Mar-2025		6	5	2

Facilities

	Quantity
Bathroom (private)	2
Shared Bathroom	2
Shared Dining Room	1
Shared Kitchen	1
Sleeping Rooms	5

Short Description of HMO

Detached Shared Houses 1946-1979 17/08/2019 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

FIRE ALARM TEST CERTIFICATE

Submit to the Council a certificate or declaration stating that the fire alarm system in the property has been tested and maintained in good working order in accordance with the provisions of BS 5839: 2019.

If the property has a 'Grade A' fire alarm system (typically larger alarm systems with a control panel) the system must be:

- a) tested weekly
- b) inspected and serviced at periods not exceeding six months by a suitably qualified and competent person.

An inspection and servicing certificate issued in accordance with BS 5839-1:2013 must be provided biannually to the Council.

If the property has a 'Grade D' fire alarm system (i.e. mainspowered and interlinked alarms typically located in halls, landings and kitchens of low-risk two or three storey HMOs)

all alarms must be:

- a) tested at regular intervals
- b) cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2019) must be provided annually to the Council.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 4; The Housing Act 2004 Section 67(1)(b)

Fire safety risk assessment

Licensee

Address

Roycraft Property Management Ltd
4 Woburn Road
Heath And Reach
Bedfordshire
LU7 0AW

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/007642	HHMO/24/007	79A High Street North, Dunstable, LU6 1JF	05-Feb-2025	04-Feb-2029	05-Feb-2025	7	13	8	2

Facilities

	Quantity
Actual Households	7
Bathroom/WC (private)	6
Lounge (private)	1
Shared Kitchen	2
Sleeping Rooms	6

Short Description of HMO

End Terrace Shared Houses Post 1979 09/12/2024 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

FIRE RISK ASSESMENT

A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises.

This must be submitted within 28 days of the issue date of the licence either in hardcopy to: Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email to: kirsty.crowther@centralbedfordshire.gov.uk

ELECTRICAL SAFETY CERTIFICATE

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671.

The register of electrical competent persons is available from: <http://www.electricalcompetentperson.co.uk/>

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the

licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006
Regulation 6,(3); The Housing Act 2004 Section 67(1)(b)

EMERGENCY LIGHTING CERTIFICATE

Obtain and submit to the Council a certificate stating that the emergency lighting in the house has been tested in accordance with the provisions of BS 5266-1: 2016. The certificate must be not more than one year old. The person issuing the certificate must be a competent person qualified to undertake such inspection and testing.

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006
Regulation 4; The Housing Act 2004 Section 67(1)(b)

NEW FIRE DOORS

Provide newly manufactured fire doors to Boiler room cupboard and the electrical cupboard in the hallway to the 1 bedroom flat so as to provide 30 minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The doors and frames must be installed to satisfy the requirements of BS 8214: 2014 as set out below:

Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.

Fitted with heat activated intumescent strips and cold smoke seals.

Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.

The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

The gap between the door edge and door lining (or frame) must be not more than 4mm.

All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2014 and BS EN 12209: 2016.

Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.

Where glazing is incorporated into a fire door, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.

Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the inside without the use of a key.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

INTEGRITY OF FIRE DOORS

Check the fire-resistant door(s) & frame between the laundry room and 1 bedroom flat; and carry out any repairs necessary to ensure that the 30-minute fire integrity of each door is maintained. Ensure that all doors, frames hinges and latch parts are structurally sound and good working order. Check the integrity of all smoke seals and intumescent strips and carry out all works necessary to ensure that each door is close fitting to its frames (maximum gaps 4mm). The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

FIRE SEPARATION BETWEEN RESIDENTIAL AND COMMERCIAL PREMISES

Ensure that the separation between the commercial unit on the ground floor of the premises and the residential accommodation above achieves 60 minutes fire resistance. This separation will include the ceiling/floor construction between the units and the partition wall between the commercial unit and the entrance hallway to the residential accommodation.

The following materials will provide 60 minutes of fire resistance:

Two layers 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints staggered. Joints to be sealed with intumescent mastic, or taped and finished with plaster skim.

Or

Two layers 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints staggered. Joints to be sealed with intumescent mastic.

Provide documentation to prove that this standard has been achieved or carry out the necessary works to achieve the required separation.

COMPLETION:

This must be done within 28 days of the date of the licence

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3.

FIRE ESCAPE WINDOW

Replace/Confirm the existing window to the 1 flat bedroom provides an emergency means of escape in case of fire. The window should have an unobstructed openable area that is at least 0.33m² and have a minimum 450mm height and 450mm width. The bottom of the openable area should not be more than 1100mm above the floor. The escape window must be openable from the inside without the use of a removable key.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

UPGRADE CEILING

Upgrade the 2 loft hatches on the 2nd floor ceiling to achieve half hour fire resistance as detailed below:

Either: supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints sealed with intumescent mastic, or joints taped and finished with plaster skim.

Or: supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Any recessed lighting must be fitted with 30 minute fire resistant hoods and any holes e.g. around pipes or cable ducts must be filled or have 30-minute stopping devices fitted (e.g. collars or mastic).

Leave in a sound condition on completion.

COMPLETION:

This must be done within 28 days of the date of the licence

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3.

INSTALL SMOKE SEALS TO FIRE DOOR

Ensure all Fire doors are fitted with heat activated intumescent strips and cold smoke seals to the top and both sides. The seals must be fitted in accordance with the manufacturer's instructions. When the seals have been fitted adjust the fire door as necessary to ensure that it is close-fitting to the frames (maximum 4mm gaps). Self-closing devices should be adjusted to be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes; without slamming shut.

COMPLETION:
This must be done within 28 days of the date of the Licence.

AUTHORITY:
The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

NUMBER OF OCCUPANTS

The house may be occupied by no more than ^IN; people.

COMPLETION:
This must be complied with from the date of the Licence.

AUTHORITY:
Section 67(1)(a) of the Housing Act 2004

<u>Licensee</u>	<u>Address</u>
Tamara Boutique Estates Limited	79A High Street North
	Dunstable
	Beds
	LU6 1JF

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/007673	HHMO/24/007673	18 Faulkners Way, Linslade, Leighton Buzzard, LU7 2SS	06-Dec-2024	05-Dec-2029	06-Dec-2024	5	5	5	2

Facilities

	Quantity
Bathroom/WC (private)	3
Shared Bathroom	1
Shared Bathroom & WC	1
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	5
Smoke Detector	7

Short Description of HMO

End Terrace Shared Houses 1946-1979 05/12/2019 0

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

FIRE SEPARATION - UNDER-STAIRS

Please provide evidence that the soffit of the staircase has 30-minutes fire resistance as detailed below. Access to this was blocked by the fridge upon inspection:

Either: supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints taped or sealed with intumescent mastic, and finished with plaster skim.

Or: supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Leave in a sound condition on completion.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

INTEGRITY OF FIRE DOORS

Check the fire-resistant doors and carry out any repairs necessary to ensure that the 30-minute fire integrity of each door is maintained. Ensure that all doors, frames hinges and latch parts are structurally sound and good working order. Check the integrity of all smoke seals and intumescent strips and carry out all works necessary to ensure that each door is close fitting to its frames (maximum gaps 4mm). The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

GENERAL REPAIRS AND MAINTENANCE

Carry out the following repairs/maintenance:

Replace rusty radiator in ground floor shower room

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006.

MECHANICAL VENTILATION - BATHROOM

Install mechanical ventilation to the ground floor shower room; and ensure that it is in proper working order to provide a ventilation rate of at least fifteen (15) litres per second in addition to any windows. The extraction system is to be coupled to the light switch and incorporate an appropriate over-run period, or an appropriately set humidistat.

Please also clean the mechanical ventilation to all ensembles to ensure they mechanical extraction is working efficiently .

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006

ADDITIONAL COOKER OR COMBINATION MICROWAVE

Provide an additional gas or electric cooker in the kitchen. The cooker must have an oven, a grill and four (4) burners and must have a minimum of 300mm worktop to both sides. The cooker must be installed by a competent person and located so it does not present a hazard to users e.g. due to proximity of doorways, thoroughfares or openable windows etc.

Alternatively, provide a combination microwave and convection cooker. The appliance should have an A energy efficiency rating and a dedicated electrical socket.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 3(iii) of Schedule 3

ADDITIONAL ELECTRICAL SOCKETS

Provide additional suitably located 13amp electrical wall sockets with switches as necessary to ensure that there are the equivalent of three (3) double 13amp electrical sockets in all bedrooms

Ensure on completion that all wiring is in compliance with the current edition of the I.E.E. Regulations.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006

ELECTRICAL SAFETY CERTIFICATE

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671.

The register of electrical competent persons is available from:
<http://www.electricalcompetentperson.co.uk/>

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 6,(3); The Housing Act 2004 Section 67(1)(b)

Licensee

Mr Amreek Nandhra
Nanco Estate Limited

Address

Cedar Lodge
6 Golden Riddy
Linslade
Beds
LU7 2RJ

Manager

Mr B Bajinder Nandhra
Nanco Estate Limited

Address

Cedar Lodge
6 Golden Riddy
Linslade

LU7 2RJ

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/24/007775	24/007775	1 Drapers End, Marston Moretaine, Bedford, MK43 0FH	27-Sep-2023	26-Sep-2028	27-Sep-2023		7	7	3

Facilities

	Quantity
Actual Households	7
Shared Bathroom	2
Shared Kitchen	1
Shared Lounge	2
Sleeping Rooms	7

Short Description of HMO

Detached Shared Houses Post 1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Provide a clear detailed plan of the HMO to include the fire doors, smoke detectors, heat detector and emergency lighting. Ensure the room numbers and sizes are identified on the plan.

This must be complied within twenty-eight (28) days; from the date of the licence.

ELECTRICAL SAFETY CERTIFICATE

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671.

The register of electrical competent persons is available from:

<http://www.electricalcompetentperson.co.uk/>

The certificate provided says on the competent person site he isn't registered for inspections.

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 6,(3); The Housing Act 2004 Section 67(1)(b)

ELECTRICAL APPLIANCE TEST CERTIFICATE

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. On demand, the Licence Holder must submit a copy of the certificate to the Council.

PAT Certificate provided does not have any details of appliances or engineer .

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

Paragraph 1(3) of Schedule 4 (Housing Act 2004)

FIRE ALARM TEST CERTIFICATE

Submit to the Council a certificate or declaration stating that the fire alarm system in the property has been tested and maintained in good working order in accordance with the provisions of BS 5839: 2019.

If the property has a 'Grade A' fire alarm system (typically larger alarm systems with a control panel) the system must be:

- a) tested weekly
- b) inspected and serviced at periods not exceeding six months by a suitably qualified and competent person.

An inspection and servicing certificate issued in accordance with BS 5839-1:2013 must be provided biannually to the Council.

If the property has a 'Grade D' fire alarm system (i.e. mainspowered and interlinked alarms typically located in halls, landings and kitchens of low-risk two or three storey HMOs) all alarms must be:

- a) tested at regular intervals
- b) cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2019) must be provided annually to the Council.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 4; The Housing Act 2004 Section 67(1)(b)

ENERGY PERFORMANCE CERTIFICATE

Obtain and submit to the Council an energy performance certificate. The certificate must be not more than ten years old. The person issuing the certificate must be an Approved Energy Assessor qualified to undertake such inspection and testing. As a Licence Holder you have a duty to provide a thermally efficient property to your tenants. The Private Rented Sector Energy Efficiency Regulations implement the requirements the Energy Act 2011, meaning:

- From April 2016 private residential landlords will be unable to refuse consent for a tenant's reasonable request for energy efficient improvements where Green Deal finance or subsidies are available.

- From April 2018 it will be unlawful to rent out a property that does not reach a minimum energy efficiency standard of an E-rating on an EPC.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

A copy of the certificate must also be provided to all assured short hold tenants at the property whose tenancies began on or after 1st October 2015.

AUTHORITY:

Section 63(2) of the Housing Act 2004; European Directive on the Energy Performance of Buildings Article 7; The Energy Act 2011
Section 38 of the Deregulation Act 2015

DEPOSIT PROTECTION CERTIFICATE

The licence holder must provide a copy of the deposit protection certificate (or other proof that the deposit is protected in a government approved deposit protection scheme which contains all the information prescribed by the Housing Act 2004) to all tenants in assured shorthold tenancies within 30 days of receipt of their deposit.

Copies of all current deposit protection certificates for any deposits taken at the licensed property must be provided within seven (7) days of receiving a request in writing from the Council.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

Housing Act 2004 Sections 213-215 as amended by the Localism Act 2011; Section 67(1)(a) of the Housing Act 2004

EMERGENCY LIGHTING INSTALLATION

Install a system of emergency lighting that complies with the provisions of BS 5266: Part 1: 2016. The system must be capable of operating automatically upon the failure of the general lighting within the circulation areas and must provide illumination for a minimum of two (2) hours. Upon completion of the installation, obtain and submit to the Council a completion certificate in a form which satisfies the requirements of Appendix C to BS 5266: Part 1:2016.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licensed premises.

Fire Risk Assessment provided is blank.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

Provide a copy of the Planning Permission under 'sui generis' use class.

COMPLETION:

This must be done within 28 days; of the date of the Licence.

DISPLAY A COPY OF THE LICENCE

The Licence Holder must prominently display a copy of the HMO Licence in the house. It shall be located adjacent to the Notice containing the name, address and telephone contact number of the person who manages the house.

COMPLETION:

This must be complied with from the date of the licence.

AUTHORITY:

Section 67(1)(a) of the Housing Act 2004

INSTALL SMOKE ALARM

Install a mains-powered smoke alarm in the storage room (ground floor front right); The alarm is to comply with BS5446-1: 2000 and is to be linked to the existing system of fire alarms. Each alarm must incorporate its own integral rechargeable standby power supply and be installed in accordance with BS5839 - 6: 2019, Grade D, Category LD2. All wiring is to comply with current IEE regulations. On completion of the installation, obtain and submit to the Council a commissioning certificate in accordance with Annex F of BS5839-6: 2019.

COMPLETION:

This must be done within 28 days; of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

Licensee

Mr Sean Shaughnessy

Address

The Barn
Manor Farm Close
Barton-le-Clay
Bedford
MK45 4TB

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/25/000090	25/000090	8 Partridge Piece, Cranfield, Bedford, MK43 0BP	18-Mar-2025	07-Jan-2030	18-Mar-2025	5	6	6	2

Facilities

	Quantity
Actual Households	4
Bathroom/WC (private)	1
Shared Bathroom & WC	2
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	5

Short Description of HMO				
Semi Detached	Shared Houses	1946-1979	07/01/2025 00:00	09/01/2020 00:00

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

Fire alarm cert

Fire risk assessment

Licensee

Cambridge Consulting Laboratory Limited

Address

Unit 1 Camboro Business Park
Oakington Road
Girton

CB3 0QH

Manager

Ms Barbara Koziol

Address

8 Partridge Piece
Cranfield
Bedford

MK43 0BP

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/25/000147	25000147	7 Plantation Road, Leighton Buzzard, LU7 3HJ	04-Jun-2025	03-Jun-2030	04-Jun-2025		5	5	3

Facilities

	Quantity
Actual Households	5
Shared Bathroom	2
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	5

Short Description of HMO

End Terrace Shared Houses 1946-1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

NEW FIRE DOOR

Provide a newly manufactured fire door to the electric meter cupboard; so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.

Fitted with heat activated intumescent strips and cold smoke seals.

Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.

The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

The gap between the door edge and door lining (or frame) must be not more than 4mm.

All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.

Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.

Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.

Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the

inside without the use of a key.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

FIT A SELF-CLOSING DEVICE

Fit a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997 to all fire doors. The self-closing device to be capable of closing the door positively onto the latch, or where a latch is not required, of holding the door closed for not less than 30 minutes; without slamming shut.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

PROVIDE 30-MINUTE PROTECTED ESCAPE ROUTE

In the event of a fire the occupants would be required to pass through the staircase which joins the kitchen; (a 'risk room') to exit the property. Provide adequate means of escape in case of fire by carrying out the following works:

Construct protected route

Construct a partition wall in the kitchen to separate the ground floor hall and stairs (the escape route) from the first floor;. The partition must be of 30-minute fire resistant construction and must meet the following standard:

Form a timber stud partition using 50mm x 70mm softwood studs fixed at 600mm centres;

Supply and fix 12.5mm plasterboard (or similar approved material) to both faces of a timber stud partition using 40mm galvanised nails spaced at not more than 150mm centres; and

Scrim all joints and apply a 5mm plaster coat to give a smooth surface.

Install a 30-minute fire door as detailed below:

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

FIRE SEPARATION - UNDER-STAIRS

Under-draw the soffit of the basement staircase to achieve 30-minutes fire resistance as detailed below:

Either: supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints taped or sealed with intumescent mastic, and finished with plaster skim.

Or: supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Leave in a sound condition on completion.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

FIRE PROOF LOFT HATCH

Upgrade the existing access trap located in the first floor landinh to half hour fire resistance. Provide new softwood stops (min. size 50mm x 50mm) glued and screwed to the lining. Fix to the lower face of the trap door two layers of 12.5 mm plasterboard or approved fire protection board to manufacturers' recommendations.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

ELECTRICAL APPLIANCE TEST CERTIFICATE

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person.
The Licence Holder must submit a copy of the certificate to the Council.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

Paragraph 1(3) of Schedule 4 (Housing Act 2004)

FIRE ALARM TEST CERTIFICATE

Submit to the Council a certificate or declaration stating that the fire alarm system in the property has been tested and maintained in good working order in accordance with the provisions of BS 5839: 2019.

If the property has a 'Grade A' fire alarm system (typically larger alarm systems with a control panel) the system must be:

- a) tested weekly
- b) inspected and serviced at periods not exceeding six months by a suitably qualified and competent person.

An inspection and servicing certificate issued in accordance with BS 5839-1:2013 must be provided biannually to the Council.

If the property has a 'Grade D' fire alarm system (i.e. mainspowered and interlinked alarms typically located in halls, landings and kitchens of low-risk two or three storey HMOs) all alarms must be:

- a) tested at regular intervals
- b) cleaned and maintained in accordance with the manufacturer's instructions.

A self-declaration confirming this on-going maintenance (OR an inspection and servicing certificate issued in accordance with BS 5839-6:2019) must be provided annually to the Council.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 4; The Housing Act 2004 Section 67(1)(b)

LANDLORD'S GAS SAFETY CERTIFICATE

Obtain and submit to the Council a landlord's gas safety certificate for the house. The certificate must be issued by a recognised engineer approved under regulation 3 of the Gas Safety (Installation and Use) Regulations 1998. The certificate must not be more than one year old.

Carry out any remedial recommendations made and submit a new gas safety certificate issued by a recognised engineer upon completion.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

A copy of the certificate must be provided to all assured short hold tenants at the property whose tenancies began on or after 1st October 2015.

AUTHORITY:

Paragraph 1(2) of Schedule 4 (Housing Act 2004), and The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 6 Section 38 Deregulation Act 2015

EMERGENCY LIGHTING CERTIFICATE – SUBMIT ON EXPIRY

Within twenty-eight (28) days of the expiry of the current emergency lighting certificate, obtain and submit to the Council a new certificate stating that the emergency lighting in the house has been tested in accordance with the provisions of BS 5266-

1:2016. The person issuing the certificate must be a competent person qualified to undertake such inspection and testing.

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 4; The Housing Act 2004 Section 67(1)(b)

Licensee

Trem Place of Sanctuary

Address

84 Lillie Road
London

SW6 1TL

Manager

Mr Micheal Fapojuwo

Address

84 Lillie Road
London

SW6 1TL

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/25/001069	25001069	72 St Michaels Avenue, Houghton Regis, Dunstable, LU5 5DN	17-Jul-2025	16-Jul-2030	17-Jul-2025		5	5	2

Facilities

	Quantity
Bathroom (private)	5
Max Households	5
Shared Kitchen	1
Shared Lounge	1
Sleeping Rooms	5

Short Description of HMO

Semi Detached Shared Houses 1946-1979

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

NEW FIRE DOOR

Provide a newly manufactured fire door to the electrical cupboard in the hallway; so as to provide 30-minute fire-resisting construction and to satisfy the requirements of BS 476: Part 22: 1987 and BS 476-31-1:1983. The door and frame must be installed to satisfy the requirements of BS 8214: 2016 as set out below:

Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.

Fitted with heat activated intumescent strips and cold smoke seals.

Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.

The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

The gap between the door edge and door lining (or frame) must be not more than 4mm.

All hinges and latch parts necessary for holding the door in place during a fire shall have a melting point in excess of 800°C and comply with BS 8214: 2016 and BS EN 12209: 2016.

Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.

Where glazing is incorporated into fire doors, 6mm Georgian-wired glass or fire resistant glazing is to be used. The glazing must be fixed according to BS 476 Parts 20-23.

Any locks in doors opening onto the escape route, and final exit doors, shall be capable of being opened from the

inside without the use of a key.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

FIRE SEPARATION - UNDER-STAIRS

Under-draw the soffit of the basement staircase to achieve 30-minutes fire resistance as detailed below:

Either: supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints taped or sealed with intumescent mastic, and finished with plaster skim.

Or: supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Leave in a sound condition on completion.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

INTEGRITY OF FIRE DOORS

Check the fire-resistant door(s) to all fire doors within the premises; and carry out any repairs necessary to ensure that the 30-minute fire integrity of each door is maintained. Ensure that all doors, frames, hinges and latch parts are structurally sound and good working order. Check the integrity of all smoke seals and intumescent strips and carry out all works necessary to ensure that each door is close fitting to its frames (maximum gaps 4mm). The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

GENERAL REPAIRS AND MAINTENANCE

Carry out repairs/maintenance to the painted kitchen cupboards which are flaking to ensure that the surfaces are safe and allow good hygienic practices.

Repair or replace any broken or missing kitchen drawers/cupboard fronts to ensure they are in good working order

Fill and decorate holes in plasterboard throughout the property

Replace all broken door handles

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006.

RELOCATE COOKER

Relocate the cooker within the kitchen so that it has a minimum of 300mm worktop to both sides and it does not present a hazard to users e.g. due to proximity of doorways, thoroughfares or openable windows etc.

For more information on safe kitchen layouts, please refer to 'Central bedfordshires Landlord's guide to Amenities and Facilities for Houses in Multiple Occupation' available from
https://www.centralbedfordshire.gov.uk/info/148/houses_in_multiple_occupation_hmo/970/hmo_information_for_landlords/2

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 3 (a) of Schedule 3

FIRE BLANKET IN KITCHEN

Provide a wall-mounted fire blanket in the kitchen situated approximately 1.5m above floor level and located nearer the means of escape than the cooker, so as to comply with BS EN 1869: 2019.

COMPLETION:

This must be done within 28 days of the date of the Licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

DEPOSIT PROTECTION CERTIFICATE

The licence holder must provide a copy of the deposit protection certificate (or other proof that the deposit is protected in a government approved deposit protection scheme which contains all the information prescribed by the Housing Act 2004) to all tenants in assured shorthold tenancies within 30 days of receipt of their deposit.

Copies of all current deposit protection certificates for any deposits taken at the licensed property must be provided within seven (7) days of receiving a request in writing from the Council.

COMPLETION:

This must be complied with from the date of the licence.

AUTHORITY:

Housing Act 2004 Sections 213-215 as amended by the Localism Act 2011; Section 67(1)(a) of the Housing Act 2004

ELECTRICAL APPLIANCE TEST CERTIFICATE

Keep all electrical appliances made available to the occupants in a safe condition. If an appliance is more than twelve (12) months old obtain for that appliance a Portable Appliance Test (PAT) certificate and/or Fixed Appliance Test certificate issued by a competent person. On demand, the Licence Holder must submit a copy of the certificate to the Council.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

Paragraph 1(3) of Schedule 4 (Housing Act 2004)

EMERGENCY LIGHTING CERTIFICATE

Obtain and submit to the Council a certificate stating that the emergency lighting in the house has been tested in accordance with the provisions of BS 5266-1: 2016. The certificate must be not more than one year old. The person issuing the certificate must be a competent person qualified to undertake such inspection and testing.

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 4; The Housing Act 2004 Section 67(1)(b)

ELECTRICAL SAFETY CERTIFICATE

Obtain and submit to the Council a report detailing the condition of the fixed electrical installation of the property. The report must be a periodic inspection and test certificate and must be issued in accordance with the current edition of BS7671 (Requirements for Electrical Installations). The certificate must be dated within the last five years. The person issuing the certificate must be a competent person qualified to undertake inspection and testing in accordance with the requirements of BS7671.

The register of electrical competent persons is available from: <http://www.electricalcompetentperson.co.uk/>

Carry out any remedial works identified on the certificate; on completion submit to the Council evidence from a suitably qualified and competent person.

COMPLETION:

The certificate must be provided within twenty-eight (28) days of the date of the licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 6,(3); The Housing Act 2004 Section 67(1)(b)

DISPLAY A COPY OF THE LICENCE

The Licence Holder must prominently display a copy of the HMO Licence in the house. It shall be located adjacent to the Notice containing the name, address and telephone contact number of the person who manages the house.

COMPLETION:

This must be complied with from the date of the licence.

AUTHORITY:

Section 67(1)(a) of the Housing Act 2004

FIRE NOTICES

Provide a notice informing occupants about what to do in the event of a fire. The notice shall be prominently displayed and located adjacent to the Notice containing the name, address and telephone contact number of the person who manages the house.

COMPLETION:

This must be complied with from the date of the licence.

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3

MANAGER'S DETAILS

The licence Holder must display, in a prominent position within the house, a notice containing the name, address and telephone contact number of the person who manages the house.

COMPLETION:

This must be complied with from the date of the licence.

AUTHORITY:

The Management of Houses in Multiple Occupation (England) Regulations 2006 Regulation 3

UPGRADE CEILING

Upgrade the loft hatch to achieve half hour fire resistance as detailed below:

Either: supply and fix one layer of 12.5mm fire resistant plasterboard securely fixed to joists/studs with joints sealed with intumescent mastic, or joints taped and finished with plaster skim.

Or: supply and fix one layer of 6mm rigid fire resisting board (e.g. Supalux or similar) securely fixed to joists/studs with joints sealed with intumescent mastic.

Any recessed lighting must be fitted with 30 minute fire resistant hoods and any holes e.g. around pipes or cable ducts must be filled or have 30-minute stopping devices fitted (e.g. collars or mastic).

Leave in a sound condition on completion.

COMPLETION:

This must be done within 28 days of the date of the licence

AUTHORITY:

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 Paragraph 5 of Schedule 3.

CARBON MONOXIDE ALARMS

Ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance.

The licence holder must keep all alarms in proper working order and supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm. A 'room' includes a hall or landing and 'living accommodation' includes a bathroom for toilet.

COMPLETION:

This must be complied with from the date of the Licence.

AUTHORITY:

Paragraph 1 of Schedule 4 (Housing Act 2004), as amended by the Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Licensee

Ms Gladys Mintah

Address

Calgan Properties Ltd
33 Island Centre Way
Enfield

EN3 6GS

Manager

Mr N Nathanael Anoquah

Address

Naellevin Property Group Ltd
14 Albion Street
Dunstable
Bedfordshire
LU6 1SA

Case Reference	Licence Number	Address of Licensed HMO	Start of Licence	Expiry of Licence	First Licence Issued	Maximum Number of Lettings	Maximum Permitted Occupants	Last known no. of Occupants	Number of Storeys
CB/HHMO/25/001084	25001084	1 Victoria Street, Dunstable, LU6 3AZ	02-May-2025	29-Jan-2030	02-May-2025		10	10	4

Facilities

	Quantity
Bathroom (private)	10
Shared Kitchen	2
Sleeping Rooms	10

Short Description of HMO

Semi Detached Shared Houses 1920-1945

If there are any licensing matters that have been referred to the RPT then you will find details on our HMO webpage

If there have been any RPT decisions in relation to this licence then you will find them on our HMO webpage

Standard licence conditions as per The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to licences issued during this period can be found on our HMO webpage. Any non-standard conditions applying to the licence will be listed below.

(1) Check the fire-resistant door(s) to the fire doors and carry out any repairs necessary to ensure that the 30-minute fire integrity of each door is maintained. Ensure that all doors, frames hinges, handles and latch parts are structurally sound and good working order. Check the integrity of all smoke seals and intumescent strips and carry out all works necessary to ensure that each door is close fitting to its frames (maximum gaps 4mm). The self-closing device must be capable of closing the door positively onto the latch, or, where a latch is not required, of holding the door closed for not less than 30 minutes.

(2) Provide a copy of the Fire Risk Assessment

(3) The licence holder must provide a copy of the deposit protection certificate (or other proof that the deposit is protected in a government approved deposit protection scheme which contains all the information prescribed by the Housing Act 2004) to all tenants in assured shorthold tenancies within 30 days of receipt of their deposit.

Copies of all current deposit protection certificates for any deposits taken at the licensed property must be provided within seven (7) days of receiving a request in writing from the Council.

Licensee

Address

155 Newton Drive
Blackpool

FY3 8LZ
