CBC Public Register of HMO Licences

As of the following date

08/09/2025

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

**Licensee**

Mr Osman Warsi

**Address**

9 Dacre Gardens Chigwell

Essex

# IG7 5HH

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

**Facilities**

|  |  |
| --- | --- |
|  | **Quantity** |
|  |  |

**Short** **Description** **of** **HMO**

Detached

Shared Houses

1920-1945

09/11/2018 00: 01/06/2017 0

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

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**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

**Manager**

Mr Darren Kirby

Your property Company UK

**Address**

9 Clarence Road Berkhampstead Herts

# HP4 3BQ

**Address**

15 The Avenue Dunstable

# LU6 2AA

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/20/005342 | **Number**  HMO/20/0053 | 24 Elm Park Close, Houghton Regis, Dunstable, LU5 5PN | **Licence**  09-Oct-2020 | **Licence**  08-Oct-2025 | **Licence** **Issued**  09-Oct-2020 | **Number** **of** **Lettings**  5 | **Permitted** **Occupants**  9 | **no.** **of** **Occupants**  6 | **Storeys**  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**

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

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**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 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.

1. 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.

1. 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.
2. 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.

1. 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.

1. 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.

**Licensee**

Mr John Healy

**Address** Lake View Rectory Farm Rectory Lane Cranfield MK43 0BJ

**Facilities**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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 | hmo/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 |

|  |  |
| --- | --- |
|  | **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

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

**Facilities**

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

**Licensee**

Mr James Horgan

**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**

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**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.**

**Address**

22 Manor Road Tring Hertfordshire

# HP23 5DA

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

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**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. A completed fire risk assessment for the property in accordance with The Regulatory Reform (Fire Safety) Order 2005 for licenced premises. This must recongise 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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

1. 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:
   1. tested at regular intervals
   2. 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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

1. 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:
2. Fitted with three (3) plain steel butt hinges of not less than 100mm x 75mm.
3. Fitted with heat activated intumescent strips and cold smoke seals.
4. Fitted with a self-closing device (preferably of the overhead hydraulic type) manufactured to satisfy the requirements of BS EN 1154:1997.
5. 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.
6. The gap between the door edge and door lining (or frame) must be not more than 4mm.
7. 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.
8. Where there are gaps between the door lining and the surrounding construction all voids must be filled using fire stopping material.
9. 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.
10. 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.

**Licensee**

Mrs Lois Knight

**Address**

63 Bushy Close Bletchley

Milton Keynes Buckinghamshire MK3 6PX

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/20/017413 | **Number**  20/017413 | 2 Bedford Road, Cranfield, Bedford, MK43 0EW | **Licence**  12-Nov-2020 | **Licence**  11-Nov-2025 | **Licence** **Issued**  12-Nov-2020 | **Number** **of** **Lettings**  6 | **Permitted** **Occupants**  6 | **no.** **of** **Occupants**  6 | **Storeys**  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](mailto: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** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/20/017469 | **Number**  20/017469 | 10 Hotch Croft, Cranfield, Bedford, MK43 0BN | **Licence**  07-Feb-2023 | **Licence**  06-Feb-2028 | **Licence** **Issued**  07-Feb-2023 | **Number** **of** **Lettings** | **Permitted** **Occupants**  7 | **no.** **of** **Occupants**  7 | **Storeys**  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:

* 1. tested at regular intervals
  2. 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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**

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

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**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: One130 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

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

**Licensee**

Mr M Constant

Constant Property Investments Ltd

**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**

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**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.**

**Address**

The Estate Office

C/O The Manor High Street Duddington

# PE9 3QE

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

**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](mailto: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](mailto: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](mailto: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**

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**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. 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

**Manager**

Mr D Gharial

**Address**

Nanak Investments UK Limited Third Floor

24 Chiswell Street London

# EC1Y 4YX

**Address** 32 Bancroft Hitchin Herts

# SG5 1LA

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

**Manager**

Mr Kino George

**Address**

1 Lancot Place Lancot Drive Dunstable

# LU6 2AR

**Address**

3 Dukes Court Wellington Street Luton

Beds LU1 5AF

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

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**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 Kimberely Allen

**Address**

13a Chestnut Drive Berkhamstead Hertfordshire

# HP4 2JL

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

**Facilities**

|  |  |
| --- | --- |
|  | **Quantity** |
| **Actual** **Households** |  |
| **Bathroom** **(private)** |  |
| **Shared** **Bathroom** |  |
| **Shared** **Kitchen** |  |

**Short** **Description** **of** **HMO**

Detached

Bedsits

1946-1979

01/01/1945 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**

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**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/lkitchen 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

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

**Manager**

Mrs L Louise Fowler White Horse

**Address**

Old Spot Pub Company 3 Monkspath Hall Road Solihull

West Midlands B90 4SJ

**Address** High Street Southill Bedfordshire

# SG18 9LD

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

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

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

**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**

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**Licensee** **Address**

16 Turpins Chase Welwyn

**Manager**

Mr Charles Gisanrin

# AL6 0RA

**Address**

24 St Joans Road London

# N9 9PH

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

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**Licensee**

Mrs Shanmugavathany Muhunthan

**Address**

Red Brick UK Properties Ltd 24 Parkfield Avenue

Harrow Middlesex HA2 6NP

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

**Licensee**

London Bar Investments Ltd

**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**

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**Address**

The Lodge

37 Hendon Lane London

# N3 1RY

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

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

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**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

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

**Facilities**

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

**Licensee**

Mr Hardip Bains Picadilly Properties Ltd

**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**

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**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.**

**Address**

7-9 The Avenue Eastbourne East Sussex

# BN21 3YA

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| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/21/013766 | **Number**  HMO21/0137 | 24 Britain Street, Dunstable, LU5 4JA | **Licence**  10-Nov-2022 | **Licence**  09-Nov-2027 | **Licence** **Issued**  10-Nov-2022 | **Number** **of** **Lettings**  6 | **Permitted** **Occupants**  6 | **no.** **of** **Occupants**  6 | **Storeys**  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**

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**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

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

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**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. 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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

1. 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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

**Licensee**

Mr Dean Major

**Address**

70 Meadow Way Leighton Buzzard Beds

# LU7 3XT

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

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**Licensee**

Ms Avneesh Kaur Jagvev Nanak Investments UK Ltd

**Address**

Nanak Investments UK Ltd

41 Irvine Crescent Lubbesthorpe, Leicester

# LE19 4BT

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| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/22/002735 | **Number**  HMO 22/0027 | 14 Rye Close, Leighton Buzzard, LU7 3YD | **Licence**  19-Jan-2023 | **Licence**  18-Jan-2028 | **Licence** **Issued**  19-Jan-2023 | **Number** **of** **Lettings**  5 | **Permitted** **Occupants**  5 | **no.** **of** **Occupants**  5 | **Storeys**  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:

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

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**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

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

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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 protectedstaircase providing aminimum of 30 minutes fire resistance,this will provide all occupants easy access to a place ofsafety.Cupboards in the escape route should be emptied andkept locked shut or protected by 30 minutes fire resistanceand 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** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/22/007482 | **Number**  22/007482 | 10 Back Street, Biggleswade, SG18 8JA | **Licence**  19-Jan-2023 | **Licence**  18-Jan-2028 | **Licence** **Issued**  19-Jan-2023 | **Number** **of** **Lettings**  6 | **Permitted** **Occupants**  6 | **no.** **of** **Occupants**  6 | **Storeys**  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**

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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

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

**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**

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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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

**Licensee**

Mr Adam Phillips

**Manager**

Mrs Betti Phillips

**Address**

95 Evesham Road London

# N11 2RR

**Address** Flat 41 Tivendale Brook End London N8 7AA

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

1. tested at regular intervals
2. 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](mailto: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](mailto:Bethany.goodlad@centralbedfordshire.gov.com)

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

1. Be kept shut into the latch rather than held open.
2. 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** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/23/000136 | **Number**  23/00136 | 3 Knight Street, Marston Moretaine, Bedford, MK43 2AN | **Licence**  29-Aug-2023 | **Licence**  28-Aug-2028 | **Licence** **Issued**  29-Aug-2023 | **Number** **of** **Lettings** | **Permitted** **Occupants**  5 | **no.** **of** **Occupants**  6 | **Storeys**  2 |

**Facilities**

|  |  |
| --- | --- |
|  | **Quantity** |
|  |  |

**Short** **Description** **of** **HMO**

Detached

Non Self-Contained Units

Post 1979

18/03/2020 00: 15/12/2022 0

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

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**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](mailto: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](mailto: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](mailto: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](mailto: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

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

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**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 5TQor by email to: [Bethany.goodlad@centralbedfordshire.gov.uk](mailto: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 5TQor by email to: [Bethany.goodlad@centralbedfordshire.gov.uk](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

**Licensee**

Ms Laura Wilkinson Signposts Head Office

**Manager**

Ms Laura Wilkinson Signposts Head Office

**Address** Unit 6 Titan Court

Laporte Way Luton Beds LU4 8EF

**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 |

**Licensee**

Mr Bennias Machimbidzofa

**Short** **Description** **of** **HMO**

Detached

Shared Houses

1920-1945

12/03/2023 00: 07/03/2023 0

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

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**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.**

**Address**

28 Dunstable Road Dagnall

Bucks

# HP4 1RG

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

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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](mailto: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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

**Licensee**

Signposts (Dunstable)

**Address**

140-142 High Street North Dunstable

Beds

# LU6 1LN

**Facilities**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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 |

|  |  |
| --- | --- |
|  | **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**

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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](mailto: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](mailto: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](mailto: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](mailto:Bethany.goodlad@centralbedfordshire.gov.uk)

**Licensee**

Signposts (Luton) Ltd

**Manager**

Ms Linda Clarke

**Address**

6 Titan Court Laporte Way Luton

# LU4 8EF

**Address**

127 Leaf Road Houghton Regis Dunstable

# LU5 5JQ

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

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**Licensee**

Mr N Grewal

Fairlane Properties Ltd

**Address**

18 Roneo Corner Hornchuch Havering

# RM12 4TN

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

**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**

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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

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

**Facilities**

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

**Licensee**

Mr Kofo Ibitoye Kattz Re Ltd

**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**

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**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.**

**Address**

51 Station Road Letchworth Garden City Herts

# SG6 3BQ

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

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**Licensee**

Mr Nigel Hamblett

Spire Property Investments Limited

**Manager**

Mr Nigel Hamblett

**Address**

60 Junction Road Edmonton

# N9 7JU

**Address**

16 Turpins Chase Welwyn

Herts AL6 0RA

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

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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

**Manager**

Mr Josh Bridgeman

**Address**

3 Knight Street Martson Mortaine

Beds MK43 2AN

**Address**

406 Bedford Heights, Brickhill Drive,

Bedford MK41 7PH

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

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**Licensee**

Mr Utpal Banga Bloomsproperty Limited

**Address**

41 Keiths Road Hemel Hempstead

# HP3 8DR

**Facilities**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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 |

|  |  |
| --- | --- |
|  | **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:

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# 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

1. 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](http://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

**Manager**

Mr Jonathan Taylor

The Peach Pub Company Ltd

# OL6 6LA

**Address**

21 Old Street Ashton-Under-Lyne

# OL6 6LA

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

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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 .

**Licensee**

Mr Tamimul Islam

**Address**

357 Caledonian Road, London,

# N7 9DQ

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

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# 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.

# 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.

# 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

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

**Facilities**

|  |  |
| --- | --- |
|  | **Quantity** |
|  |  |

**Short** **Description** **of** **HMO**

Semi Detached

Shared Houses

1946-1979

05/08/2024 0

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# 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

# 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.

# 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.

1. – The carpets in the First floor front bedrooms must be professionally cleaned or replaced COMPLETION: Within 3 months of the date of the licence.

**Licensee**

Mr Jason Lowndes

**Address**

The Old Farm Inn 16 Church Road Totternhoe Dunstable

# LU6 1RE

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

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**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 ^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

# 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

**Licensee**

Mr Julian Gilbert

**Manager**

Ms Leah Crawford Alexander & Co

**Address** Eastmoor Lodge East Common Harpenden Harpenden

# AL5 1DA

**Address**

3 West Street Dunstable

Beds LU6 1SL

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/24/006000 | **Number**  24006000 | Lyvenette, Billington Road, Leighton Buzzard, LU7 9HH | **Licence**  13-Mar-2024 | **Licence**  12-Mar-2029 | **Licence** **Issued**  13-Mar-2024 | **Number** **of** **Lettings** | **Permitted** **Occupants**  5 | **no.** **of** **Occupants**  5 | **Storeys**  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: 27/01/2016 0

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

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# 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

**Licensee**

Mr Talban Sohi

**Address**

20 Holy Thorn Lane Shenley Church End Milton Keynes

# MK5 6HA

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

**Facilities**

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

**Licensee**

Ms Dawn Colman

**Short** **Description** **of** **HMO**

Detached

Shared Houses

Post 1979

29/10/2019 0

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**Address**

2 Chapel Pound Oakley

# MK43 7RQ

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

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(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.

1. 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.
2. 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.
3. 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:

1. tested weekly
2. 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:

1. tested at regular intervals
2. 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.

**Licensee**

Mr Michael Meekham

**Address**

30 Badgers Gate Dunstable Bedfordshire

# LU6 2BF

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

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# 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:

1. tested weekly
2. 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:

1. tested at regular intervals
2. 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

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

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# 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](mailto: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/](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

**Licensee**

Tamara Boutique Estates Limited

**Address**

79A High Street North Dunstable

Beds

# LU6 1JF

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| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/24/007673 | **Number**  HM0/24/0076 | 18 Faulkners Way, Linslade, Leighton Buzzard, LU7 2SS | **Licence**  06-Dec-2024 | **Licence**  05-Dec-2029 | **Licence** **Issued**  06-Dec-2024 | **Number** **of** **Lettings**  5 | **Permitted** **Occupants**  5 | **no.** **of** **Occupants**  5 | **Storeys**  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**

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**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 radiatior 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 ensuites to ensure they mechinal 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

**Manager**

Mr B Bajinder Nandhra Nanco Estate Limited

**Address**

Cedar Lodge

6 Golden Riddy Linslade

Beds LU7 2RJ

**Address**

Cedar Lodge

6 Golden Riddy Linslade

# LU7 2RJ

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

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**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:

1. tested weekly
2. 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:

1. tested at regular intervals
2. 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 BS 5839-6: 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

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/25/000090 | **Number**  25/000090 | 8 Partridge Piece, Cranfield, Bedford, MK43 0BP | **Licence**  18-Mar-2025 | **Licence**  07-Jan-2030 | **Licence** **Issued**  18-Mar-2025 | **Number** **of** **Lettings**  5 | **Permitted** **Occupants**  6 | **no.** **of** **Occupants**  6 | **Storeys**  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: 09/01/2020 0

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

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**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

**Manager**

Ms Barbara Koziol

**Address**

Unit 1 Camboro Business Park Oakington Road

Girton

# CB3 0QH

**Address**

8 Partridge Piece Cranfield Bedford

# MK43 0BP

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

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**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:

1. tested weekly
2. 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:

1. tested at regular intervals
2. 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

**Manager**

Mr Micheal Fapojuwo

**Address**

84 Lillie Road London

# SW6 1TL

**Address**

84 Lillie Road London

# SW6 1TL

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/25/001069 | **Number**  25001069 | 72 St Michaels Avenue, Houghton Regis, Dunstable, LU5 5DN | **Licence**  17-Jul-2025 | **Licence**  16-Jul-2030 | **Licence** **Issued**  17-Jul-2025 | **Number** **of** **Lettings** | **Permitted** **Occupants**  5 | **no.** **of** **Occupants**  5 | **Storeys**  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\_landlo](http://www.centralbedfordshire.gov.uk/info/148/houses_in_multiple_occupation_hmo/970/hmo_information_for_landlo) rds/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 lofthatch 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

**Manager**

Mr N Nathanael Anoquah

**Address**

Calgan Properties Ltd 33 Island Centre Way Enfield

# EN3 6GS

**Address**

Naellevin Property Group Ltd 14 Albion Street

Dunstable Bedfordshire LU6 1SA

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Case** **Reference** | **Licence** | **Address** **of** **Licensed** **HMO** | **Start** **of** | **Expiry** **of** | **First** | **Maximum** | **Maximum** | **Last** **known** | **Number** **of** |
| CB/HHMO/25/001084 | **Number**  25001084 | 1 Victoria Street, Dunstable, LU6 3AZ | **Licence**  02-May-2025 | **Licence**  29-Jan-2030 | **Licence** **Issued**  02-May-2025 | **Number** **of** **Lettings** | **Permitted** **Occupants**  10 | **no.** **of** **Occupants**  10 | **Storeys**  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**

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**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