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



Data last updated: **01 September 2025**

**Housing Act 2004**

**Register of licences:**

**Houses in Multiple Occupation (HMOs)**

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

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 For details of historic licences, or licences which have been revoked, surrendered or superseded, please contact us.

## Any queries?

Please send any enquiries to:

By post: Private Sector Housing team

Dacorum Borough Council The Forum

Marlowes

Hemel Hempstead HP1 1DN

By email: [**pshousing@dacorum.gov.uk**](mailto:pshousing@dacorum.gov.uk)

Or visit our website, [**www.dacorum.gov.uk/hmo**](http://www.dacorum.gov.uk/hmo)

### Reuse of data

The data in this register is published for the purposes of section 232 of the Housing Act 2004, which requires the licensing authority to maintain a public register of the licences and other authorisations it has issued. Please see our [**Personal**](http://www.dacorum.gov.uk/home/open-data/personal-information)[**Information**](http://www.dacorum.gov.uk/home/open-data/personal-information)page for details on how we use and store personal data, and our [**Legal**](http://www.dacorum.gov.uk/home/map-of-dacorum/legal-disclaimers)[**Notices**](http://www.dacorum.gov.uk/home/map-of-dacorum/legal-disclaimers)page for information on reuse of this data.

**Licence number**

# M046254

**Validity dates**

From: **23 August 2021** To: **22 August 2026**

**Address of the licensed HMO**

**125 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**Mr Paul Ashman**

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

**Person(s) managing the licensed HMO**

### Jeanette Squires

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M047193

**Validity dates**

From: **14 September 2020** To: **13 September 2025**

**Address of the licensed HMO**

**54 Ellingham Road** **Hemel Hempstead** **Hertfordshire**

**HP2 5LJ**

**Licence-holder(s)**

**Elizabeth Robinson**

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

### Elizabeth Robinson

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

**Person(s) managing the licensed HMO**

### Elizabeth Robinson

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M048128

**Validity dates**

From: **24 November 2020** To: **23 November 2025**

**Address of the licensed HMO**

**9 Wensleydale** **Hemel Hempstead** **Hertfordshire**

**HP2 5TF**

**Licence-holder(s)**

**Catherine Hicks**

33 Cravells Road, Harpenden, Herts, AL5 1BA

**Person(s) managing the licensed HMO**

### Catherine Hicks

33 Cravells Road, Harpenden, Herts, AL5 1BA

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **3**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M048155

**Validity dates**

From: **24 November 2020** To: **23 November 2025**

**Address of the licensed HMO**

**11 Wensleydale** **Hemel Hempstead** **Hertfordshire**

**HP2 5TF**

**Licence-holder(s)**

**Catherine Hicks**

33 Cravells Road, Harpenden, Herts, AL5 1BA

**Person(s) managing the licensed HMO**

### Catherine Hicks

33 Cravells Road, Harpenden, Herts, AL51BA

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **2** No. of WCs: **3**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M048572

**Validity dates**

From: **7 September 2021** To: **6 September 2026**

**Address of the licensed HMO**

**131 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**Mr Khilan Hingrajia**

8 Yeatman Road, London, W6 4DT

**Person(s) managing the licensed HMO**

### Mansoor Akram

193 Dunstable Road, Luton, LU1 1BT

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M049389

**Validity dates**

From: **11 December 2020** To: **10 December 2025**

**Address of the licensed HMO**

**1 St Michaels Avenue** **Hemel Hempstead** **Hertfordshire**

**HP3 8HF**

**Licence-holder(s)**

**Mat Roe**

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

**Person(s) managing the licensed HMO**

### Mat Roe

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M049606

**Validity dates**

From: **2 November 2021** To: **1 November 2026**

**Address of the licensed HMO**

**87 Saturn Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5PD**

**Licence-holder(s)**

**Francisco Cardoso**

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

**Person(s) managing the licensed HMO**

### Francisco Cardoso

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M050212

**Validity dates**

From: **4 August 2021** To: **3 August 2026**

**Address of the licensed HMO**

**12 Mayflower Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 4AE**

**Licence-holder(s)**

**Silvertree Homes Ltd**

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

**Person(s) managing the licensed HMO**

### Gavin Tuohy

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M050510

**Validity dates**

From: **20 December 2021** To: **19 December 2026**

**Address of the licensed HMO**

**5 Severnmead** **Hemel Hempstead** **Hertfordshire**

**HP2 6DX**

**Licence-holder(s)**

**Ms Michelle Kennedy**

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

**Person(s) managing the licensed HMO**

### Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M050852

**Validity dates**

From: **17 June 2022** To: **16 June 2027**

**Address of the licensed HMO**

**8 Westerdale** **Hemel Hempstead** **Herts**

**HP2 5TU**

**Licence-holder(s)**

**Mr Adam Pemberton**

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

### Adam Pemberton

Station House, North Street, Havant, PO9 1QU

**Person(s) managing the licensed HMO**

### Mr Adam Pemberton

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M050873

**Validity dates**

From: **5 January 2021** To: **4 January 2026**

**Address of the licensed HMO**

**99 Wharfedale** **Hemel Hempstead** **Hertfordshire**

**HP2 5TG**

**Licence-holder(s)**

**Wendy Harvey**

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

**Person(s) managing the licensed HMO**

### Carter Duthie

34 Station Parade, Denham, Buckinghamshire, UB9 5ET

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M051189

**Validity dates**

From: **13 September 2021** To: **12 September 2026**

**Address of the licensed HMO**

**7 Wellbury Terrace** **Hemel Hempstead** **Hertfordshire**

**HP2 4NX**

**Licence-holder(s)**

**Mr Graham Charles Wenborn**

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

**Person(s) managing the licensed HMO**

### Mr Graham Charles Wenborn

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M051419

**Validity dates**

From: **12 August 2021** To: **11 August 2026**

**Address of the licensed HMO**

**11 Argyll Road** **Hemel Hempstead** **Hertfordshire**

**HP2 6NE**

**Licence-holder(s)**

**Mr Patrick Davis**

35 Garston Lane, Watford, WD25 9QP

**Person(s) managing the licensed HMO**

### Mr Patrick Davis

35 Garston Lane, Watford, WD25 9QP

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M051560

**Validity dates**

From: **2 August 2021** To: **1 August 2026**

**Address of the licensed HMO**

**15 Malvern Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5RB**

**Licence-holder(s)**

**Mrs Gwyneth Lee**

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

**Person(s) managing the licensed HMO**

### Mrs Gwyneth Lee

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M051566

**Validity dates**

From: **7 September 2021** To: **6 September 2026**

**Address of the licensed HMO**

**2 High Street Green** **Hemel Hempstead** **Hertfordshire**

**HP2 7AQ**

**Licence-holder(s)**

**Ms Michelle Kennedy**

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

**Person(s) managing the licensed HMO**

### Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M051568

**Validity dates**

From: **19 August 2021** To: **18 August 2026**

**Address of the licensed HMO**

**9 Wellbury Terrace** **Hemel Hempstead** **Hertfordshire**

**HP2 4NX**

**Licence-holder(s)**

**Mrs Kelly Slinn**

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

**Person(s) managing the licensed HMO**

### Mrs Kelly Slinn

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M051707

**Validity dates**

From: **9 April 2021** To: **8 April 2026**

**Address of the licensed HMO**

**32 Rant Meadow** **Hemel Hempstead** **Hertfordshire**

**HP3 8EQ**

**Licence-holder(s)**

**Stirling ALP Limited**

Station House, North street, Havant, PO9 1QU

**Person(s) managing the licensed HMO**

### Mr Adam Pemberton

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M051856

**Validity dates**

From: **14 January 2020** To: **13 November 2025**

**Address of the licensed HMO**

**3 The Wye**

**Hemel Hempstead** **Hertfordshire**

**HP2 6EJ**

**Licence-holder(s)**

**Ms Lou Cheng Chan**

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

**Person(s) managing the licensed HMO**

### Ms Lou Cheng Chan

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M052000

**Validity dates**

From: **5 November 2021** To: **4 November 2026**

**Address of the licensed HMO**

**47 Alexandra Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4AQ**

**Licence-holder(s)**

**Lawrence Boys**

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

**Person(s) managing the licensed HMO**

### Jeanette Squire

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052128

**Validity dates**

From: **31 August 2021** To: **30 August 2026**

**Address of the licensed HMO**

**27 Tamar Green** **Hemel Hempstead** **Hertfordshire**

**HP2 6EP**

**Licence-holder(s)**

**Mr Michael Boxford**

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

**Person(s) managing the licensed HMO**

### Mr Michael Boxford

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052324

**Validity dates**

From: **12 August 2021** To: **11 August 2026**

**Address of the licensed HMO**

**130 Gadebridge Road** **Hemel Hempstead** **Hertfordshire**

**HP1 3EP**

**Licence-holder(s)**

**Mr Ketan Parekh**

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

**Person(s) managing the licensed HMO**

### Mr Ketan Parekh

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052356

**Validity dates**

From: **27 August 2021** To: **26 August 2026**

**Address of the licensed HMO**

**78 Allandale** **Hemel Hempstead** **Hertfordshire**

**HP2 5AT**

**Licence-holder(s)**

**Paul Reynolds**

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

**Person(s) managing the licensed HMO**

### Paul Reynolds

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052368

**Validity dates**

From: **7 September 2021** To: **6 September 2026**

**Address of the licensed HMO**

**Park View**

**109 Lawn Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9HS**

**Licence-holder(s)**

**Harvey Roe Limited**

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

**Person(s) managing the licensed HMO**

### Harvey Roe Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052412

**Validity dates**

From: **7 September 2021** To: **6 September 2026**

**Address of the licensed HMO**

**133 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**Khilan Hingrajia**

8 Yeatman Road, London, N6 4DT

**Person(s) managing the licensed HMO**

### Mansoor Akram

193 Dunstable Road, Luton, LU1 1BT

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052466

**Validity dates**

From: **28 September 2021** To: **27 September 2026**

**Address of the licensed HMO**

**18 Western Road** **Tring**

**Herts HP23 4BB**

**Licence-holder(s)**

**Mr Stephen Byrne**

18 Western Road, Tring, Hertfordshire, HP23 4BB

**Person(s) managing the licensed HMO**

### Mr Stephen Byrne

18 Western Road, Tring, Hertfordshire, HP23 4BB

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **3**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052548

**Validity dates**

From: **14 September 2021** To: **13 September 2026**

**Address of the licensed HMO**

**20 Barley Croft** **Hemel Hempstead** **Hertfordshire**

**HP2 4UY**

**Licence-holder(s)**

**Sharon Pettitt**

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

**Person(s) managing the licensed HMO**

### Sharon Pettitt

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M052859

**Validity dates**

From: **21 January 2022** To: **20 January 2027**

**Address of the licensed HMO**

**40 Valleyside** **Hemel Hempstead** **Hertfordshire**

**HP1 2LN**

**Licence-holder(s)**

**Mr Ramnik Patel**

1 The Yews, Oadby, Leicester, Leicestershire, L225EF

**Person(s) managing the licensed HMO**

### Mansoor Akram

193 Dunstable Road, Luton, LU1 1BT

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M052986

**Validity dates**

From: **13 December 2021** To: **12 December 2026**

**Address of the licensed HMO**

**185 Washington Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 6BB**

**Licence-holder(s)**

**Ms Michelle Kennedy**

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

**Person(s) managing the licensed HMO**

### Ms Michelle Kennedy

47 Clarke Way, Watford, Hertfordshire, WD25 0BS

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **2** No. of WCs: **3**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M053010

**Validity dates**

From: **25 January 2022** To: **24 January 2027**

**Address of the licensed HMO**

**12 Westview Rise** **Hemel Hempstead** **Hertfordshire**

**HP2 5DQ**

**Licence-holder(s)**

**Ann-Marie Geddie**

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

**Person(s) managing the licensed HMO**

### Ann-Marie Geddie

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M053066

**Validity dates**

From: **9 September 2022** To: **8 September 2027**

**Address of the licensed HMO**

**7 Alldicks Road** **Hemel Hempstead** **Hertfordshire**

**HP3 9JJ**

**Licence-holder(s)**

**Mr Farid Asghari**

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

**Person(s) managing the licensed HMO**

### Spicerhaart Residential Lettings Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M053134

**Validity dates**

From: **16 January 2023** To: **15 January 2028**

**Address of the licensed HMO**

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

**Licence-holder(s)**

**Thai Limited**

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

**Person(s) managing the licensed HMO**

### Thai Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **0** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **0**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M053285

**Validity dates**

From: **21 March 2023** To: **20 March 2028**

**Address of the licensed HMO**

**16 Caernarvon Close** **Hemel Hempstead** **Hertfordshire**

**HP2 4AN**

**Licence-holder(s)**

**Silvertree Homes Limited**

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

**Person(s) managing the licensed HMO**

### Silvertree Homes Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **2** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M053345

**Validity dates**

From: **11 April 2022** To: **10 April 2027**

**Address of the licensed HMO**

**19 Lower Yott** **Hemel Hempstead** **Hertfordshire**

**HP2 4LA**

**Licence-holder(s)**

**Nicholas Harris**

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

**Person(s) managing the licensed HMO**

### Nicholas Harris

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M053479

**Validity dates**

From: **28 March 2022** To: **20 October 2026**

**Address of the licensed HMO**

**182 Jupiter Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 5NJ**

**Licence-holder(s)**

**Ovieigo Uzuazebe**

78 Queens Road, Watford, WD17 2LA

**Person(s) managing the licensed HMO**

### Ovieigo Uzuazebe

78 Queens Road, Watford, WD17 2LA

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M053643

**Validity dates**

From: **25 March 2022** To: **24 March 2027**

**Address of the licensed HMO**

**35 Daggsdell Road** **Hemel Hempstead** **Hertfordshire**

**HP1 3PP**

**Licence-holder(s)**

**Kudos Living Ltd**

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

**Person(s) managing the licensed HMO**

### Mrs Gwyneth Lee

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **0** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M054064

**Validity dates**

From: **16 June 2022** To: **19 January 2027**

**Address of the licensed HMO**

**18 Pallas Road** **Hemel Hempstead** **Hertfordshire**

**HP2 5NR**

**Licence-holder(s)**

**Amynest Properties Limited**

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

**Person(s) managing the licensed HMO**

### Amynest Properties Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054092

**Validity dates**

From: **11 October 2022** To: **10 October 2027**

**Address of the licensed HMO**

**32 Barley Croft** **Hemel Hempstead** **Hertfordshire**

**HP2 4UU**

**Licence-holder(s)**

**Mr Sajjad Ali**

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

**Person(s) managing the licensed HMO**

### Mr Sajjad Ali

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **0** No. of baths: **1** No. of WCs: **3**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054108

**Validity dates**

From: **22 November 2022** To: **21 November 2027**

**Address of the licensed HMO**

**1 Coulser Close** **Hemel Hempstead** **Hertfordshire**

**HP1 3NU**

**Licence-holder(s)**

**Mr Nicholas Harris**

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

**Person(s) managing the licensed HMO**

### Mr Nicholas Harris

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **2** No. of WCs: **2**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054125

**Validity dates**

From: **20 December 2022** To: **19 December 2027**

**Address of the licensed HMO**

**109 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**LINS Property Development**

35 Grafton Way, London, W1T 5BD

**Person(s) managing the licensed HMO**

### Julie Williams

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **3**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054212

**Validity dates**

From: **22 June 2021** To: **21 June 2026**

**Address of the licensed HMO**

**88 Crawley Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 6BU**

**Licence-holder(s)**

**Mr Francisco Cardoso**

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

**Person(s) managing the licensed HMO**

### Francisco Cardoso

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

### Francisco Cardoso

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

### francisco

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054289

**Validity dates**

From: **15 December 2022** To: **14 December 2027**

**Address of the licensed HMO**

**215 Jupiter Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 5NQ**

**Licence-holder(s)**

**Dr John Robinson**

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

**Person(s) managing the licensed HMO**

### Dr John Robinson

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054313

**Validity dates**

From: **8 July 2021** To: **7 July 2026**

**Address of the licensed HMO**

**2 Micklefield Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4PG**

**Licence-holder(s)**

**Chris Ryder**

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

**Person(s) managing the licensed HMO**

### Chris Ryder

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054419

**Validity dates**

From: **20 September 2021** To: **19 September 2026**

**Address of the licensed HMO**

**4 Wellbury Terrace** **Hemel Hempstead** **Hertfordshire**

**HP2 4NX**

**Licence-holder(s)**

**Dr Renu Patel**

32 Hazel Gardens, Edgware, HA8 8PB

**Person(s) managing the licensed HMO**

### Aaron Marks

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **2** No. of WCs: **3**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054424

**Validity dates**

From: **25 November 2022** To: **24 November 2027**

**Address of the licensed HMO**

**6 Concorde Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 4AW**

**Licence-holder(s)**

**Mr Sunil Modhvadia**

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

**Person(s) managing the licensed HMO**

### Mr Sunil Modhvadia

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054503

**Validity dates**

From: **20 December 2022** To: **19 December 2027**

**Address of the licensed HMO**

**54 Manorville Road** **Hemel Hempstead** **Hertfordshire**

**HP3 0AP**

**Licence-holder(s)**

**Harvey Roe Limited**

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

**Person(s) managing the licensed HMO**

### Harvey Roe Limited

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

### Elizabeth Robinson

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M054526

**Validity dates**

From: **13 December 2022** To: **12 December 2027**

**Address of the licensed HMO**

**68 Varney Road** **Hemel Hempstead** **Hertfordshire**

**HP1 2LR**

**Licence-holder(s)**

**Lagharo Limited**

8 Yeatman Road, London, N6 4DT

**Person(s) managing the licensed HMO**

### Mr Mansoor Akram

193 Dunstable Road, Luton, LU1 1BT

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

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

No. of showers: **0**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055004

**Validity dates**

From: **18 August 2023** To: **17 August 2028**

**Address of the licensed HMO**

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

**Licence-holder(s)**

**Mrs Satwinder Jolly**

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

**Person(s) managing the licensed HMO**

### Mrs Satwinder Jolly

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **2** No. of WCs: **3**

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

No. of showers: **2**

No. of kitchens: **2**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055065

**Validity dates**

From: **6 June 2023** To: **5 June 2028**

**Address of the licensed HMO**

**170 Claymore** **Hemel Hempstead** **Hertfordshire**

**HP2 6LR**

**Licence-holder(s)**

**Mr Shaun Bryant**

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

### Mr Shaun Bryant

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

**Person(s) managing the licensed HMO**

### Mr Shaun Bryant

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055246

**Validity dates**

From: **1 June 2023** To: **31 May 2028**

**Address of the licensed HMO**

**8 Cambrian Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5RH**

**Licence-holder(s)**

**Reynolds Living Limited**

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

**Person(s) managing the licensed HMO**

### Reynolds Living Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **2** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055293

**Validity dates**

From: **21 August 2023** To: **20 August 2028**

**Address of the licensed HMO**

**98 Ninian Road** **Hemel Hempstead** **Hertfordshire**

**HP2 6NB**

**Licence-holder(s)**

**Wharf Street South Limited**

50 Stanmer Park Road, Brighton, BN1 7JJ

**Person(s) managing the licensed HMO**

### Wharf Street South Limited

50 Stanmer Park Road, Brighton, BN1 7JJ

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **0** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055348

**Validity dates**

From: **16 February 2023** To: **15 February 2028**

**Address of the licensed HMO**

**1 Argyll Road** **Hemel Hempstead** **Hertfordshire**

**HP2 6NE**

**Licence-holder(s)**

**Arren Limited**

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

**Person(s) managing the licensed HMO**

### Arren Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M055350

**Validity dates**

From: **8 February 2023** To: **7 February 2028**

**Address of the licensed HMO**

**8 Martindale Road** **Hemel Hempstead** **Hertfordshire**

**HP1 2QP**

**Licence-holder(s)**

**Mr Chris Marshall**

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

**Person(s) managing the licensed HMO**

### Mr Chris Marshall

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055386

**Validity dates**

From: **8 February 2023** To: **7 February 2028**

**Address of the licensed HMO**

**1 New Park Mews** **New Park Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 4QQ**

**Licence-holder(s)**

**Maximise Property Investments Limited**

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

**Person(s) managing the licensed HMO**

### Maximise Property Investments Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055647

**Validity dates**

From: **16 June 2023** To: **15 June 2028**

**Address of the licensed HMO**

**3 Wellbury Terrace** **Hemel Hempstead** **Hertfordshire**

**HP2 4NX**

**Licence-holder(s)**

**Mr Stephen Branton**

5 Dalegarth, Buckden, North Yorkshire, BD23 5JU

**Person(s) managing the licensed HMO**

### Mr Stephen Branton

5 Dalegarth, Buckden, North Yorkshire, BD23 5JU

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M055650

**Validity dates**

From: **17 July 2023** To: **16 July 2028**

**Address of the licensed HMO**

**Paddock House** **Station Road** **Tring**

**Herts HP23 5QY**

**Licence-holder(s)**

**Craydawn Pendley Manor Limited**

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

**Person(s) managing the licensed HMO**

### Craydawn Pendley Manor Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M055962

**Validity dates**

From: **23 January 2024** To: **22 January 2029**

**Address of the licensed HMO**

**2 Oak Street** **Hemel Hempstead** **Hertfordshire**

**HP3 9TT**

**Licence-holder(s)**

**A H Lettings Limited**

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

**Person(s) managing the licensed HMO**

### A H Lettings Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056311

**Validity dates**

From: **10 September 2024** To: **9 September 2029**

**Address of the licensed HMO**

**Staff Accommodation Quarters, Champneys Health Resort** **Chesham Road**

**Wigginton** **Tring** **Hertfordshire HP23 6HY**

**Licence-holder(s)**

**Champneys Tring Limited**

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

**Person(s) managing the licensed HMO**

### Champneys Tring Limited

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

**Property particulars**

|  |  |
| --- | --- |
| Maximum permitted number of **Households**: | **26** |
| Maximum permitted number of **Occupants**: | **28** |

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **4** No. of baths: **0** No. of WCs: **6**

No. of hand-wash basins: **6**

No. of showers: **6**

No. of kitchens: **4**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M056367

**Validity dates**

From: **17 July 2023** To: **16 July 2028**

**Address of the licensed HMO**

**157 Adeyfield Road** **Hemel Hempstead** **Hertfordshire**

**HP2 5JZ**

**Licence-holder(s)**

**Mr Emmanuel Darko**

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

**Person(s) managing the licensed HMO**

### Mr Emmanuel Darko

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056448

**Validity dates**

From: **12 October 2023** To: **11 October 2028**

**Address of the licensed HMO**

**6 Long John** **Hemel Hempstead** **Hertfordshire**

**HP3 9LT**

**Licence-holder(s)**

**Mr Mohammad Hussain**

6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT

**Person(s) managing the licensed HMO**

### Mr Mohammad Hussain

6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **2**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056510

**Validity dates**

From: **18 August 2023** To: **17 August 2028**

**Address of the licensed HMO**

**38 Crawley Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 6BS**

**Licence-holder(s)**

**Mrs Jeanette Squire**

143 Quickerley Lane, Chorleywood, WD3 5PD

**Person(s) managing the licensed HMO**

### Jen Homes Limited T/A Squires Estates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056572

**Validity dates**

From: **23 August 2023** To: **22 August 2028**

**Address of the licensed HMO**

**26 Washington Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 6AA**

**Licence-holder(s)**

**Ms Anjali Singh**

3 White House Court, Chesham Road, Amersham, Buckinghamshire, HP6 5FD

**Person(s) managing the licensed HMO**

### Arren Limited

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

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056653

**Validity dates**

From: **21 July 2023** To: **20 July 2028**

**Address of the licensed HMO**

**3 Homefield Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4BZ**

**Licence-holder(s)**

**W K Investments Limited**

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

**Person(s) managing the licensed HMO**

### W K Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056658

**Validity dates**

From: **26 June 2024** To: **25 June 2029**

**Address of the licensed HMO**

**18 Flatfield Road** **Hemel Hempstead** **Hertfordshire**

**HP3 8EX**

**Licence-holder(s)**

**Mr Jamil Hussain**

18a Flatfield Road, Hemel Hempstead, Hertfordshire, HP3 8EX

**Person(s) managing the licensed HMO**

### Mr Jamil Hussain

18a Flatfield Road, Hemel Hempstead, Hertfordshire, HP3 8EX

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

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

**- END OF REGISTER ENTRY –**

**Licence number**

# M056814

**Validity dates**

From: **28 November 2023** To: **27 November 2028**

**Address of the licensed HMO**

**105 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**LINS Property Developments Limited**

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, HP3 9TE

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

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

No. of showers: **1**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M056815

**Validity dates**

From: **23 August 2023** To: **22 August 2028**

**Address of the licensed HMO**

**22 St Margarets Way** **Hemel Hempstead** **Hertfordshire**

**HP2 4PA**

**Licence-holder(s)**

**Miss Michelle Kennedy**

47 Clarke Way, Watford, WD25 0BS

**Person(s) managing the licensed HMO**

### Miss Michelle Kennedy

47 Clarke Way, Watford, WD25 0BS

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

**Property particulars**

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

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

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

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

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

*(Where HMO consists of* *flats)*

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

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

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

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

No. of showers: **2**

No. of kitchens: **1**

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

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

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

**Licence number**

# M057019

**Validity dates**

From: **8 April 2024** To: **7 April 2029**

**Address of the licensed HMO**

**107 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**Mr Paul Ashman**

Suite 102, 46 Eversholt Street, London, NW1 1DA

**Person(s) managing the licensed HMO**

### Surelet (Hemel Hempstead) Ltd

Unit, 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057021

**Validity dates**

From: **28 November 2023** To: **27 November 2028**

**Address of the licensed HMO**

**1 Ash Grove** **Hemel Hempstead** **Hertfordshire**

**HP3 9TL**

**Licence-holder(s)**

**Tablet Limited**

Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FR

**Person(s) managing the licensed HMO**

### Tablet Limited

Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FR

Maximum permitted number of **Households**: **3**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **3**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057152

**Validity dates**

From: **13 December 2023** To: **12 December 2028**

**Address of the licensed HMO**

**12 Mayflower Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 4AE**

**Licence-holder(s)**

**Mr Shahid Aziz**

19 Wood Lane End, Hemel Hempstead, Hertfordshire, HP2 4RA

**Person(s) managing the licensed HMO**

### SURELET (HEMEL HEMPSTEAD) LTD

Unit 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057416

**Validity dates**

From: **31 July 2024** To: **30 July 2029**

**Address of the licensed HMO**

**129 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**Mr Paul Ashman**

Suite 102, 46 Eversholt Street, London, NW1 1DA

**Person(s) managing the licensed HMO**

### JEN Homes Limited T/A Squires

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057422

**Validity dates**

From: **23 May 2024** To: **22 February 2026**

**Address of the licensed HMO**

**16 Tamar Green** **Hemel Hempstead** **Hertfordshire**

**HP2 6EP**

**Licence-holder(s)**

**Mr Geoffrey King**

2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF

**Person(s) managing the licensed HMO**

### JEN Homes Limited T/A Squire Esates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057509

**Validity dates**

From: **5 February 2024** To: **4 February 2029**

**Address of the licensed HMO**

**19 Saturn Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5NY**

**Licence-holder(s)**

**Amynest Properties Limited**

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

**Person(s) managing the licensed HMO**

### Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

### Mr Ketan Parekh

150 Christchurch Avenue, Harrow, HA3 8NN

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057775

**Validity dates**

From: **29 July 2024** To: **28 July 2029**

**Address of the licensed HMO**

**18 The Dart** **Hemel Hempstead** **Hertfordshire**

**HP2 6EW**

**Licence-holder(s)**

**LINS property Developments Limited**

Biz Hub Tees Valley, Belasisi Hall, Technology Park, Billington, TS23 4EA

**Person(s) managing the licensed HMO**

### Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057820

**Validity dates**

From: **12 June 2024** To: **11 June 2029**

**Address of the licensed HMO**

**103 Crabtree Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9EL**

**Licence-holder(s)**

**Investco Limited**

1 The Yews, Oadby, Leicester, Leicestershire, LE2 5EF

**Person(s) managing the licensed HMO**

### Pinnacle Estates Management Limited

193 Dunstable Road, Luton, LU1 1BT

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057881

**Validity dates**

From: **19 March 2024** To: **18 March 2029**

**Address of the licensed HMO**

**12 Mendip Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5QU**

**Licence-holder(s)**

**Mr Shaun Bryant**

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

**Person(s) managing the licensed HMO**

### Mr Shaun Bryant

170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057971

**Validity dates**

From: **1 March 2024** To: **28 February 2029**

**Address of the licensed HMO**

**3 Maynard Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4TR**

**Licence-holder(s)**

**Mr Steven Niederer**

16 Clematis Street, London, W12 0QG

**Person(s) managing the licensed HMO**

### Jen Homes Limited T/A Squire Estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

### Jen Homes Limited (08460123)

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

### HSBC Bank Plc Co. 14259

8 Canada Square, London, E14 5HQ

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057972

**Validity dates**

From: **12 March 2024** To: **11 March 2029**

**Address of the licensed HMO**

**11 Maynard Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4TR**

**Licence-holder(s)**

**Steven Niederer**

16 Clematis Street, London, WD12 0QG

**Person(s) managing the licensed HMO**

### Jen Homes Ltd T/A Squire Estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

### Jen Homes Ltd T/A Squire Estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057973

**Validity dates**

From: **21 October 2024** To: **20 October 2029**

**Address of the licensed HMO**

**204 Belswains Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9XB**

**Licence-holder(s)**

**Mr Ifran Iqbal**

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

**Person(s) managing the licensed HMO**

### Mr Ifran Iqbal

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057974

**Validity dates**

From: **17 October 2024** To: **16 October 2029**

**Address of the licensed HMO**

**206 Belswains Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9XB**

**Licence-holder(s)**

**Mr Ifran Iqbal**

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

**Person(s) managing the licensed HMO**

### Mr Ifran Iqbal

28 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HL

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M057986

**Validity dates**

From: **12 April 2024** To: **11 April 2029**

**Address of the licensed HMO**

**8 Cheviots**

**Hemel Hempstead** **Hertfordshire**

**HP2 5RD**

**Licence-holder(s)**

**Reynolds Living Limited**

Station House, North Street, Havant, Hampshire, PO9 1QU

**Person(s) managing the licensed HMO**

### Reynolds Living Limited

Station Road, North Street, Havant, Hampshire, PO9 1QU

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058099

**Validity dates**

From: **29 July 2024** To: **28 July 2029**

**Address of the licensed HMO**

**20 The Dart** **Hemel Hempstead** **Hertfordshire**

**HP2 6EW**

**Licence-holder(s)**

**LINS Property Developments Limited**

Belasis Hall, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058129

**Validity dates**

From: **12 April 2024** To: **11 April 2029**

**Address of the licensed HMO**

1. **Caernarvon Close** **Hemel Hempstead** **Hertfordshire**

**HP2 4AN**

**Licence-holder(s)**

**Axelrod Properties Limited**

21 Monks Horton Way, St Albans, Herts, AL1 4HA

**Person(s) managing the licensed HMO**

### Mr Nick Smith

1 Selwyn Avenue, Hatfield, Herts, AL10 9NR

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **10**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058138

**Validity dates**

From: **25 June 2024** To: **24 June 2029**

**Address of the licensed HMO**

**86 Alexandra Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4AQ**

**Licence-holder(s)**

**Pinnacle Estates Management Limited**

193 Dunstable Road, Luton, LU1 1BT

**Person(s) managing the licensed HMO**

### Pinnacle Estates Management Limited

193 Dunstable Road, Luton, LU1 1BT

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058190

**Validity dates**

From: **29 February 2024** To: **27 February 2029**

**Address of the licensed HMO**

**112 New Park Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 4QW**

**Licence-holder(s)**

**Mrs Alison Williams**

Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ

**Person(s) managing the licensed HMO**

### Mrs Alison Williams

Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**- END OF REGISTER ENTRY –**

**Licence number**

# M058295

**Validity dates**

From: **20 May 2024** To: **6 September 2026**

**Address of the licensed HMO**

**107 Claymore** **Hemel Hempstead** **Hertfordshire**

**HP2 6LW**

**Licence-holder(s)**

**Dr Renu Patel**

32 Hazel Gardens, Edgware, HA8 8PB

**Person(s) managing the licensed HMO**

### Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058297

**Validity dates**

From: **26 June 2024** To: **19 June 2026**

**Address of the licensed HMO**

**4 Wellbury Terrace** **Hemel Hempstead** **Hertfordshire**

**HP2 4NX**

**Licence-holder(s)**

**Dr Renu Patel**

32 Hazel Gardens, Edgware, HA8 8PB

**Person(s) managing the licensed HMO**

### Harvey Roe Limited

1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **2** No. of WCs: **3**

No. of hand-wash basins: **4**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058435

**Validity dates**

From: **5 November 2024** To: **4 November 2029**

**Address of the licensed HMO**

**29 Tamar Green** **Hemel Hempstead** **Hertfordshire**

**HP2 6EP**

**Licence-holder(s)**

**LINS Property Developments Limited**

Biz Hub Tees Valley, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### LINS Property Developments Limited

Biz Hub Tees Valley, Technology Park, Billingham, TS23 4EA

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058772

**Validity dates**

From: **3 June 2024** To: **7 May 2029**

**Address of the licensed HMO**

**53 Turners Hill** **Hemel Hempstead** **Hertfordshire**

**HP2 4LH**

**Licence-holder(s)**

**Koii 168 Limited**

Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

**Person(s) managing the licensed HMO**

### koii 168 limited

Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **2**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **2**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058929

**Validity dates**

From: **5 November 2024** To: **4 November 2029**

**Address of the licensed HMO**

**76 Saturn Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5PA**

**Licence-holder(s)**

**LINS Property Developments Limited**

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

### LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M058949

**Validity dates**

From: **4 September 2024** To: **3 September 2029**

**Address of the licensed HMO**

**3 Caernarvon Close** **Hemel Hempstead** **Hertfordshire**

**HP2 4AN**

**Licence-holder(s)**

**No White Walls Rental Limited**

Station House, North Street, Havant, Hampshire, PO9 1QU

**Person(s) managing the licensed HMO**

### Barratt Sales and Lettings Limited

17 Ashbrook Road, Old Windsor, Windsor, Berkshire, SL4 2LT

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059022

**Validity dates**

From: **30 September 2024** To: **29 September 2029**

**Address of the licensed HMO**

1. **Long John** **Hemel Hempstead** **Hertfordshire**

**HP3 9LT**

**Licence-holder(s)**

**Mr Usman Malik**

20 The Fairway, London, N13 5NF

**Person(s) managing the licensed HMO**

### Mr Usman Malik

20 The Fairway, London, N13 5NF

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059035

**Validity dates**

From: **11 October 2024** To: **10 October 2029**

**Address of the licensed HMO**

**19 Uranus Road** **Hemel Hempstead** **Hertfordshire**

**HP2 5QF**

**Licence-holder(s)**

**Stirling ALP Limited**

Station House, North Street, Havant, PO9 1QU

**Person(s) managing the licensed HMO**

### Stirling ALP Limited

Station House, North Street, Havant, PO9 1QU

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059096

**Validity dates**

From: **23 July 2024** To: **13 May 2029**

**Address of the licensed HMO**

**8 Saracens Head** **Hemel Hempstead** **Hertfordshire**

**HP2 5JR**

**Licence-holder(s)**

**Mr Emmanuel Darko**

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

**Person(s) managing the licensed HMO**

### Mr Emmanuel Darko

51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**- END OF REGISTER ENTRY –**

**Licence number**

# M059130

**Validity dates**

From: **19 November 2024** To: **18 November 2029**

**Address of the licensed HMO**

**6 Caernarvon Close** **Hemel Hempstead** **Hertfordshire**

**HP2 4AN**

**Licence-holder(s)**

**Mr Sunil Modhvadia**

3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB

**Person(s) managing the licensed HMO**

### Mr Sunil Modhvadia

3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059252

**Validity dates**

From: **10 September 2024** To: **9 September 2029**

**Address of the licensed HMO**

### 53 Kingsley Walk Tring Hertfordshire HP23 5DR

**Licence-holder(s)**

**WK Investments Limited**

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

**Person(s) managing the licensed HMO**

### WK Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedforshire, LU7 9NB

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059254

**Validity dates**

From: **21 October 2024** To: **20 October 2029**

**Address of the licensed HMO**

**39 Bronte Crescent** **Hemel Hempstead** **Hertfordshire**

**HP2 7NS**

**Licence-holder(s)**

**Arren Limited**

10-12 Barnes High Street, London, SW13 9LW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059309

**Validity dates**

From: **17 December 2024** To: **16 December 2029**

**Address of the licensed HMO**

**45 Lawn Lane** **Hemel Hempstead** **Hertfordshire**

**HP3 9HL**

**Licence-holder(s)**

**A H Lettings Limited**

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

### A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

**Person(s) managing the licensed HMO**

### A H Lettings Limited

1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059310

**Validity dates**

From: **25 November 2024** To: **24 November 2029**

**Address of the licensed HMO**

**46 Bury Hill**

**Hemel Hempstead** **Hertfordshire**

**HP1 1SP**

**Licence-holder(s)**

**4ES and Rest Limited**

1 Idaho Park, Prestwood, Great Missenden, HP16 0JJ

**Person(s) managing the licensed HMO**

### 4ES and Rest Limited

1 Idaho Park, Prestwood, Great Missenden, HP16 0JJ

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **0**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059311

**Validity dates**

From: **21 November 2024** To: **20 November 2029**

**Address of the licensed HMO**

**25 Barnfield** **Hemel Hempstead** **Hertfordshire**

**HP3 9QJ**

**Licence-holder(s)**

**LINS Property Developments Limited**

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### LINS Property Developments Limited

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **5**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059312

**Validity dates**

From: **19 November 2024** To: **18 November 2029**

**Address of the licensed HMO**

**26 Flatfield Road** **Hemel Hempstead** **Hertfordshire**

**HP3 8EX**

**Licence-holder(s)**

**GHB Letting Management Limited**

35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN

**Person(s) managing the licensed HMO**

### GHB Letting Management Limited

35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **2**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059416

**Validity dates**

From: **25 March 2025** To: **24 March 2030**

**Address of the licensed HMO**

### 29a Marlowes Hemel Hempstead HP1 1LA

**Licence-holder(s)**

**Marmaris Turkish Restaurant Limited**

29 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA

**Person(s) managing the licensed HMO**

### Marmaris Turkish Restaurant Limited

29 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA

Maximum permitted number of **Households**: **4**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **4**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

1. <insert additional condition here>
2. <insert additional condition here>
3. <insert additional condition here>

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**- END OF REGISTER ENTRY –**

**Licence number**

# M059428

**Validity dates**

From: **23 January 2025** To: **22 January 2030**

**Address of the licensed HMO**

**269 St Agnells Lane** **Hemel Hempstead** **Hertfordshire**

**HP2 6EQ**

**Licence-holder(s)**

**BRIJ UK Limited**

11 Langley Drive, Brentwood, CM14 4QD

**Person(s) managing the licensed HMO**

### JEN Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059429

**Validity dates**

From: **18 March 2025** To: **17 March 2030**

**Address of the licensed HMO**

**71 Bennetts End Road** **Hemel Hempstead** **Hertfordshire**

**HP3 8DU**

**Licence-holder(s)**

**AMG Business Services Limited**

Station House, North Street, Havant, Hampshire, PO9 1QU

**Person(s) managing the licensed HMO**

### Mrs Ann-Marie Geddie

15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST

Maximum permitted number of **Households**: **8**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **8**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059430

**Validity dates**

From: **23 January 2025** To: **22 January 2030**

**Address of the licensed HMO**

**7 Boxted Road** **Hemel Hempstead** **Hertfordshire**

**HP1 2QH**

**Licence-holder(s)**

**Mr Jillul Islam**

54 Queensway, Hemel Hempstead, HP2 5HA

**Person(s) managing the licensed HMO**

### Mr Jillul Islam

54 Queensway, Hemel Hempstead, HP2 5HA

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059432

**Validity dates**

From: **28 November 2024** To: **27 November 2029**

**Address of the licensed HMO**

**Junipers**

**7a Great Road** **Hemel Hempstead** **Hertfordshire**

**HP2 5LB**

**Licence-holder(s)**

**Mrs Anjali Singh**

3 White House Court, Chesham Road, Amersham, HP6 5FD

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059436

**Validity dates**

From: **12 December 2024** To: **11 December 2029**

**Address of the licensed HMO**

**27 Corner Hall Avenue** **Hemel Hempstead** **Hertfordshire**

**HP3 9EE**

**Licence-holder(s)**

**W K Investments Limited**

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

**Person(s) managing the licensed HMO**

### W K Investments Limited

Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB

### WK Investments Limited

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059441

**Validity dates**

From: **28 November 2024** To: **27 November 2029**

**Address of the licensed HMO**

**17 Robin Hood Meadow** **Hemel Hempstead** **Hertfordshire**

**HP2 6NH**

**Licence-holder(s)**

**HRK Property Limited**

Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **0** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059469

**Validity dates**

From: **22 November 2024** To: **21 November 2029**

**Address of the licensed HMO**

1. **Caernarvon Close** **Hemel Hempstead** **Hertfordshire**

**HP2 4AN**

**Licence-holder(s)**

**Lashlake Property Limited**

Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY

**Person(s) managing the licensed HMO**

### Lashlake Property Limited

Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2** No. of baths: **1** No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059564

**Validity dates**

From: **29 November 2024** To: **28 November 2029**

**Address of the licensed HMO**

**62 Hobbs Hill Road** **Hemel Hempstead** **Hertfordshire**

**HP3 9QF**

**Licence-holder(s)**

**HRK Property Limited**

Beechwood, Solesbridge Lane, Chorleywood, WD3 5SW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059576

**Validity dates**

From: **31 January 2025** To: **30 January 2030**

**Address of the licensed HMO**

**3 Saturn Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5NY**

**Licence-holder(s)**

**Mr Michael Walsh**

12 Holt Road, Wembley, HA0 3PS

**Person(s) managing the licensed HMO**

### Vision Property Management and Developme Limited

128 City Road, London, EC1V 2NX

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059579

**Validity dates**

From: **25 November 2024** To: **24 November 2029**

**Address of the licensed HMO**

**63 Perry Green** **Hemel Hempstead** **Herts**

**HP2 7ND**

**Licence-holder(s)**

**Arren Limited**

10-12 Barnes High Street, London, SW13 9LW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **7**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059580

**Validity dates**

From: **29 November 2024** To: **28 November 2029**

**Address of the licensed HMO**

**76 Hobbs Hill Road** **Hemel Hempstead** **Hertfordshire**

**HP3 9QG**

**Licence-holder(s)**

**Arren Limited**

10-12 Barnes High Street, London, SW13 9LW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059625

**Validity dates**

From: **30 April 2025** To: **29 April 2030**

**Address of the licensed HMO**

**2 Runham Road** **Hemel Hempstead** **Hertfordshire**

**HP3 9JB**

**Licence-holder(s)**

**LINS Property Developments Limited**

C/O OCG Accountants Limited, Biz Hub Tees Valley, Belasis Hall Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### Mrs Julie Williams

Suite 102, 4a Shenley Road, Borehamwood, Hertfordshire, WD6 1DL

### Lins Property Developments Limited

Biz Hub Tees Valley, Belasis Hall Technology Park, Billingham, TS23 4EA

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059636

**Validity dates**

From: **30 April 2025** To: **29 April 2030**

**Address of the licensed HMO**

**33 Sawyers Way** **Hemel Hempstead** **Hertfordshire**

**HP2 4ED**

**Licence-holder(s)**

**LINS Property Developments Limited**

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### Druglink

Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE

Maximum permitted number of **Households**: **8**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **8**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **3** No. of baths: **0** No. of WCs: **4**

No. of hand-wash basins: **4**

No. of showers: **3**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059720

**Validity dates**

From: **14 March 2025** To: **13 March 2030**

**Address of the licensed HMO**

**187 Washington Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 6BB**

**Licence-holder(s)**

**Wonderland Estates Limited**

2 Woodland Close, Boxmoor, Hemel Hempstead, Herts, HP1 1RQ

**Person(s) managing the licensed HMO**

### Wonderland Estates Limited

2 Woodland Close, Boxmoor, Hemel Hempstead, Herts, HP1 1RQ

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059722

**Validity dates**

From: **16 May 2025** To: **15 May 2030**

**Address of the licensed HMO**

**14 The Copse** **Hemel Hempstead** **Hertfordshire**

**HP1 2TA**

**Licence-holder(s)**

**Lindisfarne Properties Limited**

14 The Copse, Hemel Hempstead, Hertfordshire, HP1 2TA

**Person(s) managing the licensed HMO**

### Lindisfarne Properties Limited

14 The Copse, Hemel Hempstead, Hertfordshire, HP1 2TA

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059739

**Validity dates**

From: **6 March 2025** To: **5 March 2030**

**Address of the licensed HMO**

**15 Vauxhall Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4HW**

**Licence-holder(s)**

**Russet Properties Limited**

Russet House, Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP

**Person(s) managing the licensed HMO**

### Miss Elizabeth Robinson

Russett House, 11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP

### Miss Elizabeth Robinson

Russett House, Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059821

**Validity dates**

From: **24 March 2025** To: **23 March 2030**

**Address of the licensed HMO**

**86 Saturn Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5PD**

**Licence-holder(s)**

**Ripeshare Limited**

Great North Business Centre, 82 Great North Road, Hatfield, Hertfordshire, AL9 5BL

**Person(s) managing the licensed HMO**

### Nickolds HMO Management and Maintenance Limited

2 Tower House, Tower Center, Hoddesdon, EN11 8UR

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059827

**Validity dates**

From: **3 April 2025** To: **2 April 2030**

**Address of the licensed HMO**

**13 Washington Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 6AA**

**Licence-holder(s)**

**Jen Homes Limited**

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

### Mrs Jeanette Squire

67 Marlowes, Hemel Hempstead, HP1 3AH

**Person(s) managing the licensed HMO**

### Jen Homes Limited

83 High Street, Hemel Hempstead, HP1 3AH

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059828

**Validity dates**

From: **25 June 2025** To: **24 June 2030**

**Address of the licensed HMO**

**12 Six Acres** **Hemel Hempstead** **Hertfordshire**

**HP3 8HY**

**Licence-holder(s)**

**Arren Limited**

10-12 Barnes High Street, London, SW13 9LW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059852

**Validity dates**

From: **12 February 2025** To: **11 February 2030**

**Address of the licensed HMO**

**45 Broadfield Road** **Hemel Hempstead** **Hertfordshire**

**HP2 4DW**

**Licence-holder(s)**

**Amynest Properties Limited**

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

**Person(s) managing the licensed HMO**

### Amynest Properties Limited

Station House, 50 North Street, Havant, Hampshire, PO9 1QU

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059909

**Validity dates**

From: **30 April 2025** To: **29 April 2030**

**Address of the licensed HMO**

**30 Lonsdale** **Hemel Hempstead** **Hertfordshire**

**HP2 5TR**

**Licence-holder(s)**

**LINS Property Developments Limited**

Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

**Person(s) managing the licensed HMO**

### LINS Property Developments Limited

C/O OCG Accountants Limited, Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M059916

**Validity dates**

From: **4 June 2025** To: **3 June 2030**

**Address of the licensed HMO**

**57 Wootton Drive** **Hemel Hempstead** **Hertfordshire**

**HP2 6LA**

**Licence-holder(s)**

**HRK Property Limited**

Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW

**Person(s) managing the licensed HMO**

### Arren Limited

10-12 Barnes High Street, London, SW13 9LW

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **2**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2** No. of baths: **0** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060085

**Validity dates**

From: **5 June 2025** To: **4 June 2030**

**Address of the licensed HMO**

**86 Hobletts Road** **Hemel Hempstead** **Hertfordshire**

**HP2 5LP**

**Licence-holder(s)**

**Mr Damian Watts**

1. Anderson Road, Biggleswade, SG18 8FX

**Person(s) managing the licensed HMO**

### Mr Damian Watts

11 Anderson Road, Biggleswade, SG18 8FX

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060118

**Validity dates**

From: **2 June 2025** To: **1 June 2030**

**Address of the licensed HMO**

**25 Cambrian Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5TA**

**Licence-holder(s)**

**Stirling ALP Limited**

Station House, North Street, Havant, PO9 1QU

**Person(s) managing the licensed HMO**

### Stirling ALP Limited

Station House, North Street, Havant, PO9 1QU

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060170

**Validity dates**

From: **14 April 2025** To: **13 April 2030**

**Address of the licensed HMO**

**63 Dunlin Road** **Hemel Hempstead** **Hertfordshire**

**HP2 6LY**

**Licence-holder(s)**

**Mr Ogo Chuma**

7 Rushdene Close, Northolt, Middlesex, UB5 6NR

**Person(s) managing the licensed HMO**

### Mr Ogo Chuma

7 Rushdene Close, Northolt, Middlesex, UB5 6NR

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **8**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **3**

No. of hand-wash basins: **2**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060342

**Validity dates**

From: **19 May 2025** To: **18 May 2030**

**Address of the licensed HMO**

**3-4 Maylands Avenue** **Hemel Hempstead** **Hertfordshire**

**HP2 4SE**

**Licence-holder(s)**

**Henley Retail HH Limited**

Bridge House, 9-13 Holbrook Lane, Coventry, CV6 4AD

**Person(s) managing the licensed HMO**

### JEN Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **2** No. of baths: **0** No. of WCs: **0**

No. of hand-wash basins: **0**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060345

**Validity dates**

From: **24 July 2025** To: **23 July 2030**

**Address of the licensed HMO**

**9 Wellbury Terrace** **Hemel Hempstead** **Hertfordshire**

**HP2 4NX**

**Licence-holder(s)**

**Mr Brian Slinn**

7 Hornbeams, Bricket Wood, St Albans, AL2 3SP

**Person(s) managing the licensed HMO**

### JEN Homes Limited

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060401

**Validity dates**

From: **10 June 2025** To: **9 June 2030**

**Address of the licensed HMO**

1. **Lonsdale** **Hemel Hempstead** **Hertfordshire**

**HP2 5TR**

**Licence-holder(s)**

**Mr Jai Nandwani**

12 Sandy Lane North, Wallington, Surrey, SM6 8JX

**Person(s) managing the licensed HMO**

### Mr Jai Nandwani

12 Sandy Lane North, Wallington, Surrey, SM6 8JX

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **9**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **3**

No. of hand-wash basins: **3**

No. of showers: **3**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060581

**Validity dates**

From: **15 August 2025** To: **14 August 2030**

**Address of the licensed HMO**

**9 Saturn Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5NY**

**Licence-holder(s)**

**Mr Ian Ross**

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

**Person(s) managing the licensed HMO**

### Mr Ian Ross

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060759

**Validity dates**

From: **15 August 2025** To: **14 August 2030**

**Address of the licensed HMO**

**85a High Street** **Hemel Hempstead** **Hertfordshire**

**HP1 3AH**

**Licence-holder(s)**

**Mr Alberto Valota & Mrs Jacqueline Valota**

1 Romeland Hill, St Albans, Hertfordshire, AL3 4ET

**Person(s) managing the licensed HMO**

### Jen Homes Limited / TA Squire Estates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

### Jen Homes Limited - T/A Squire Estates

83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH

Maximum permitted number of **Households**: **5**

**Property particulars**

Maximum permitted number of **Occupants**: **5**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **5**

No. of rooms providing living accommodation: **0**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **0** No. of WCs: **0**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060788

**Validity dates**

From: **18 August 2025** To: **17 August 2030**

**Address of the licensed HMO**

**1 Runcorn Crescent** **Hemel Hempstead** **Hertfordshire**

**HP2 6DG**

**Licence-holder(s)**

**Mr Simon Weir Rhodes**

60 Scottswood Road, Bushey, Hertfordshire, WD23 2DN

**Person(s) managing the licensed HMO**

### Mr Simon Weir-Rhodes

60 Scottswood Road, Bushey, Hertfordshire, WD23 2DN

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **2**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **1**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M060806

**Validity dates**

From: **15 August 2025** To: **14 August 2030**

**Address of the licensed HMO**

**22 Mulready Walk** **Hemel Hempstead** **Hertfordshire**

**HP3 9FS**

**Licence-holder(s)**

**Mr Ian Ross**

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

**Person(s) managing the licensed HMO**

### Mr Ian Ross

8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD

Maximum permitted number of **Households**: **7**

**Property particulars**

Maximum permitted number of **Occupants**: **7**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **7**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **3**

No. of showers: **2**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M061371

**Validity dates**

From: **19 August 2025** To: **19 January 2030**

**Address of the licensed HMO**

**23 Malvern Way** **Hemel Hempstead** **Hertfordshire**

**HP2 5RB**

**Licence-holder(s)**

**SJS Partners Limited**

86-90 Paul Street, London, EC2A 4NE

**Person(s) managing the licensed HMO**

### SJS Partners Limited

86-90 Paul Street, London, EC2A 4NE

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **0**

Shared amenities:

No. of sinks: **0** No. of baths: **1** No. of WCs: **2**

No. of hand-wash basins: **2**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

**Licence number**

# M061378

**Validity dates**

From: **19 August 2025** To: **12 December 2026**

**Address of the licensed HMO**

**45 Hatfield Crescent** **Hemel Hempstead** **Hertfordshire**

**HP2 6DA**

**Licence-holder(s)**

**SJS Partners Limited**

86-90 Paul Street, London, EC2A 4NE

**Person(s) managing the licensed HMO**

### SJS Partners Limited

86-90 Paul Street, London, EC2A 4NE

Maximum permitted number of **Households**: **6**

**Property particulars**

Maximum permitted number of **Occupants**: **6**

No. of storeys above ground: **3**

No. of storeys below ground: **0**

No. of rooms providing sleeping accommodation: **6**

No. of rooms providing living accommodation: **1**

*(Where HMO consists of* *flats)*

No. of self-contained flats: **0**

No. of non self-contained flats: **6**

Shared amenities:

No. of sinks: **1** No. of baths: **1** No. of WCs: **1**

No. of hand-wash basins: **1**

No. of showers: **0**

No. of kitchens: **1**

**Non-standard conditions applying to this licence, if any:**

*(see page* [*149*](#_bookmark0) *for* [*standard*](#_bookmark0)[*conditions*](#_bookmark0)

**Summary information of any matter referred to First Tier / Upper Tribunal, and decision:**

## Standard licence conditions

The following standard conditions apply to all licences listed below. Any additional non-standard conditions are listed in each register entry.

**Management Arrangements**

1. The licence holder shall make arrangements for regular inspections of the property to monitor and ensure compliance with this licence and associated conditions.
2. Where required by the Council the licence holder and/or manager shall attend training as specified in writing by the Council. Where competency in property management is demonstrated this requirement will not be enforced.
3. The licence holder shall make arrangements to ensure all facilities and equipment provided to occupants are kept in repair and proper working order.
4. The licence holder shall make arrangements for regular cleaning of the communal areas.
5. The licence holder shall ensure up to date records are maintained for all residents. These records shall include each resident’s full name and the part of the property they occupy.
6. The licence holder will ensure that the manager and (so far as reasonably practicable) the occupiers comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 (as amended).
7. The licence holder and/or manager shall ensure that the property is kept in repair.

**Letting Arrangements**

1. The licence holder and/or manager shall provide each tenant or licensee with a written agreement specifying their terms of occupation at the commencement of any rental or licence period. The licence holder and/or manager shall provide a copy of any such agreement to the Private Sector Housing team within 7 days of receiving a request.
2. The licence holder and/or manager must provide the following written details to every current occupier, plus to new occupiers on commencement of their tenancy or licence:
   1. the name of the licence holder and manager;
   2. the licence holder and manager’s contact address;
   3. the licence holder and manager’s daytime telephone number;
   4. an emergency telephone number; and
   5. a copy of this Licence.

**Display of information in the property**

1. The name, address and contact number of the licence holder and manager must be prominently displayed in at least one location in the common parts of the property.

**Anti-social Behaviour**

1. The licence holder and/or manager will co-operate with reasonable requests from the Police and the Council to assist in the prevention and reduction of anti-social behaviour by occupiers of the property and visitors to the property.
2. The licence holder and/or manager will include a condition in all tenancy/licence agreements granted after the issue of this licence which provides that occupiers, members of their household and their visitors shall not cause anti-social behaviour in, or in the locality of, the property.
3. The licence holder and/or manager shall notify the Private Sector Housing team of any steps taken to evict an occupier from the property due to anti social behaviour. A copy of any notice requiring the occupier to give up possession shall be provided to the Private Sector Housing team within 4 weeks of the date of service of the notice.

**Refuse Disposal**

1. The licence holder and/or manager shall ensure sufficient containers for waste are provided and stored in a suitable location.

**External Areas**

1. The licence holder and/or manager shall ensure any yard or garden is kept clear of accumulations of refuse, are tidy and not overgrown.
2. The licence holder and/or manager shall ensure any fences or external walls within the curtilage of the property are maintained and kept in reasonable repair.

**Electrical System**

1. The licence holder shall instruct a competent (e.g. NICEIC/ECA Registered) and suitably qualified electrical inspector to carry out a full periodic test and report on the entire electrical installation at least once every five years. The licence holder shall ensure all remedial works recommended by the inspector to bring the electrical installation up to current Institute of Electrical Engineers standards are undertaken within the timescales specified in the Inspector’s report or within 12 weeks of the date of the test, whichever is the soonest.

*NB. Where the contractor is not NICEIC/ECA registered, they shall be deemed competent if a certificate is provided indicating they are qualified to the current Inspection and Testing standards i.e. City and Guilds 2391, Inspection and Testing Certificate. The report provided by them shall detail the information required by BS 7671:2001 or any subsequent British Standard relating to the testing and inspection of domestic electrical installations.*

1. A copy of the report produced in accordance with condition 17 above shall be provided to the Private Sector Housing team within 4 weeks of the date of the test.
2. Upon completion of any remedial/improvement works, the contractor must provide to the licence holder a valid Electrical Installation Certificate/Minor Electrical Installation Works Certificate in accordance with the current British Standard. The licence holder must provide a copy of this certificate is to the Private Sector Housing team within 4 weeks of the date of the certificate. Where the contractor is not NICEIC/ECA registered the report shall detail all the information required by the current British Standard and Guidance Note 3 including all amendments.

**Gas Installation**

1. Every 12 months, the licence holder shall instruct a competent person (who must in all cases be listed on the Gas Safe register) to test the gas installation and repair or renew as necessary all fittings found to be inadequate or defective so as to leave it in proper working order. The test and condition of the installation shall be in compliance with the current Gas Safety Regulations and Statutory Undertaker’s requirements.
2. The licence holder must provide a copy of the Gas Safety Certificate within 4 weeks of the date of each test.

**Electrical appliances made available by the licence holder**

1. The licence holder shall ensure that a competent person inspects all electrical appliances provided by the licence holder annually.
2. The licence holder must ensure that the competent person provides a certificate of their inspection and that a copy of that certificate is provided to the Private Sector Housing Team within 4 weeks of the date of the certificate.
3. Where defects are found the licence holder and/or manager shall ensure all necessary steps are taken to repair or renew equipment to a safe condition without undue delay.

**Furniture Safety**

1. The licence holder shall ensure all furniture provided meets the current Regulations relating to fire safety of furnishings and upholstery.

**Gas, Electricity and Water Supply**

1. The licence holder and/or manager shall ensure that the facilities for the supply of water, gas (if any) and electricity to the property are kept in repair and proper working order and that their supply is not unreasonably interrupted.
2. Where the licence holder pays for utilities, these utilities must not be disconnected, or threatened with disconnection as a result of any default by the licence holder.
3. Where space heating and hot water are provided centrally and controlled by the licence holder the licence holder shall ensure that they are made available to an extent which meets the reasonable needs of occupants in the premises.

**Fire Safety**

1. The licence holder and/or manager shall ensure:
   1. that they comply with all applicable requirements of the Regulatory Reform (Fire Safety) Order 2005;
   2. that all means of escape shall be kept free from obstruction;
   3. that an automatic fire detection system and emergency lighting are installed so as to cover all common parts of the property;
   4. that a smoke alarm is installed on each storey of the property on which there is a room used wholly or partly as living accommodation;
   5. that a carbon monoxide alarm is installed in any room in the property which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance;
   6. that all equipment for the detection of fire and carbon monoxide and emergency lighting are tested every 12 months by a competent person and that the competent person provides a certificate demonstrating that they are in repair and proper working order. Any such certificate must be provided to the Private Sector Housing team within 4 weeks of the date of the certificate;
   7. all equipment for the detection of fire and carbon monoxide and emergency lighting are kept in repair and proper working order at all times;
   8. all rooms containing cooking facilities are provided with a fire blanket conforming to the current British Standard.