



Housing Act 2004

Register of licences: Houses in Multiple Occupation (HMOs)

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

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

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 For details of historic licences, or licences which have been revoked, surrendered or superseded, please contact us.

Please send any enquiries to:

By post

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

By email

pshousing@dacorum.gov.uk

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

Reuse of data

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

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M040844</p> <p>Licence valid from: 10 October 2019 to: 9 October 2024</p>	<p>6 Lower Barn Hemel Hempstead Hertfordshire HP3 9QL</p>	<p>Licence holder(s): Mr Mohammad Nasar Hussain 6 Lower Barn, Hemel Hempstead, Hertfordshire, HP3 9QL</p> <p>Person(s) managing the licensed HMO: Mr Mohammad Nasar Hussain 6 Lower Barn, Hemel Hempstead, Hertfordshire, HP3 9QL</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M044773</p> <p>Licence valid from: 12 August 2019 to: 11 August 2024</p>	<p>217 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NQ</p>	<p>Licence holder(s): Mr Colin Claydon Atalaya, The Green, Croxley Green, Rickmansworth, WD3 3HX</p> <p>Person(s) managing the licensed HMO: Mr Colin Claydon Atalaya, The Green, Croxley Green, Rickmansworth, Herts, WD3 3HX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M045978</p> <p>Licence valid from: 13 September 2019 to: 12 September 2024</p>	<p>23 Malvern Way Hemel Hempstead Hertfordshire HP2 5RB</p>		<p>Licence holder(s): SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW</p> <p>Person(s) managing the licensed HMO: SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 0 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046254</p> <p>Licence valid from: 23 August 2021 to: 22 August 2026</p>	<p>125 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mr Paul Ashman Suite 102, 46 Eversholt Street, London, NW1 1DA</p> <p>Person(s) managing the licensed HMO: Jeanette Squires 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046269</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>3 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY</p>	<p>Licence holder(s): Sheridan Blue Ltd First Floor, 85 Great Portland Street, London, W1W7LT</p> <p>Person(s) managing the licensed HMO: Aaron Marks 93 Kingswood Road, Watford, WD25 0EQ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046745</p> <p>Licence valid from: 28 November 2019 to: 27 November 2024</p>	<p>10 Wheelers Lane Hemel Hempstead Hertfordshire HP3 9JE</p>	<p>Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Ms Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046863</p> <p>Licence valid from: 21 June 2019 to: 20 June 2024</p>	<p>19 Uranus Road Hemel Hempstead Hertfordshire HP2 5QF</p>	<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046865</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>25 Cambrian Way Hemel Hempstead Hertfordshire HP2 5TA</p>	<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046867</p> <p>Licence valid from: 8 November 2019 to: 7 November 2024</p>	<p>30 Lonsdale Hemel Hempstead Hertfordshire HP2 5TR</p>	<p>Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Julie Williams 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046869</p> <p>Licence valid from: 2 September 2019 to: 1 September 2024</p>	<p>7 Boxted Road Hemel Hempstead Hertfordshire HP1 2QH</p>	<p>Licence holder(s): Mr Jillul Islam 54 Queensway, Hemel Hempstead, Herts, HP2 5HA</p> <p>Person(s) managing the licensed HMO: JEN Homes Limited T?A 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 0 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046870</p> <p>Licence valid from: 18 September 2019 to: 17 September 2024</p>	<p>8 Cheviots Hemel Hempstead Hertfordshire HP2 5RD</p>	<p>Licence holder(s): Grey Hawk LTD Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP</p> <p>Person(s) managing the licensed HMO: Geoffrey Emmerson 1 Chorleywood House, Chorleywood House Drive, Chorleywood herts, WD3 5SL</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M046873</p> <p>Licence valid from: 15 October 2019 to: 14 October 2024</p>	<p>63 Perry Green Hemel Hempstead Herts HP2 7ND</p>		<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>						

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046874</p> <p>Licence valid from: 28 May 2019 to: 27 May 2024</p>	<p>39 Bronte Crescent Hemel Hempstead Herts HP2 7NS</p>	<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1.0 Hazard - Fire (24)</p> <p>1.1 Works Required</p> <ul style="list-style-type: none"> • The doorframe to room 1 is to be repaired to ensure smoke and fire cannot enter the room in the event of a fire. • The door hand to the front door is to be repaired or replaced so it is fitted flush with the door and is in good working order. • The turn thumb lock to room 3 is to be repaired or replaced and be in good working order. • The cupboards housing meters are to be fire boarded. • Please provide a certificate to confirm the insulation used on 			

the loft hatch is fire resistant.

1.2 Works Recommended

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

2.0 Falls on the Level (20)

2.1 Works Required

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

3.0 Falls Associated with Stairs and Steps (21)

3.1 Works required

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

4.0 Domestic Hygiene, Pests & Refuse (15)

4.1 Works Required

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

5.0 Structural Collapse & Falling Elements (29)

5.0 Works Required

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

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

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046875</p> <p>Licence valid from: 25 October 2019 to: 24 October 2024</p>	<p>76 Hobbs Hill Road Hemel Hempstead Hertfordshire HP3 9QG</p>	<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046876</p> <p>Licence valid from: 29 November 2019 to: 28 November 2024</p>	<p>12 Six Acres Hemel Hempstead Hertfordshire HP3 8HY</p>	<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG</p>	<p>Maximum permitted number of: Households: 5 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046878</p> <p>Licence valid from: 31 January 2020 to: 30 January 2025</p>	<p>12 Lonsdale Hemel Hempstead Hertfordshire HP2 5TR</p>	<p>Licence holder(s): Jai Nandwani 12 Sandy Lane North, Wallington, Surrey, SM68JX</p> <p>Person(s) managing the licensed HMO: Jai Nandwani 12 Sandy Lane North, Wallington, Surrey, SM68JX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046881</p> <p>Licence valid from: 15 October 2019 to: 14 October 2024</p>	<p>14 The Copse Hemel Hempstead Hertfordshire HP1 2TA</p>		<p>Licence holder(s): Lindisfarne Properties Limited 77 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF</p> <p>Person(s) managing the licensed HMO: 77 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046882</p> <p>Licence valid from: 4 June 2019 to: 3 June 2024</p>	<p>3 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): No White Walls Rentals LTD 50 North Street, Havant, Hants, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Miss Olga Nechaeva 14 Grenville Court, Blackets Wood Drive, ChorleyWood, Rickmansworth, WD3 5PZ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 1 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1.0 Hazard - Fire (24)</p> <p>1.1 Works Required</p> <p>Ensure that all fire doors and fire boarding meet the following specifications with immediate affect:-</p> <ul style="list-style-type: none"> o Fitted with heat (intumescent) and cold smoke seals (FD 30S) the gap should not exceed that stated by the seal manufacturer, usually 3 to 4 mm maximum. Both seals should be fitted along both vertical and top edges of the door. o Intumescent strips and flexible cold smoke seals should be recessed into the hinge side, top and closing edges of door or door frame, in accordance with manufacturer's instructions. 			

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

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

2.0 Hazard - Damp and Mould Growth (1)

2.1 Works Required

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

2.2 Works Recommended

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

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

3.1 Works Required

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

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

4.1 Works Required

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

<ul style="list-style-type: none">• Adequate waste facilities to be provided. Please contact the local council to order the large bins.• The garden areas are to be maintained, grass cut and weeds removed. <p>5.0 Hazard – Food Safety (16)</p> <p>5.1 Works Required</p> <ul style="list-style-type: none">• The breakfast bar/preparation wooden counter is to be repaired to ensure a smooth finish. <p>6.0 Hazard - Personal Hygiene, Sanitation & drainage (17)</p> <p>6.1 Works Required</p> <ul style="list-style-type: none">• The shower head needs to be descaled or replaced to ensure the shower does not omit water once it has been turned off.• The WC seat is to be secured or replaced. <p>7.0 Hazard - Falls on the Level (20)</p> <p>7.1 Works Required</p> <ul style="list-style-type: none">• Fill the gaps between the planks or replace to ensure an even and smooth surface.• The crazy paving is to be repaired or replaced to create a smooth and even surface. <p>8.0 Hazard – Falls associated with stairs (21)</p> <p>8.1 Works Required</p> <ul style="list-style-type: none">• Ensure that the gap between the balustrades is no larger than a 100mm sphere to pass through.	
--	--

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

9.0 Hazard - Falls between levels (22)

9.1 Works Required

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

10.0 Hazard – Electrical Hazards (23)

10.1 Works Required

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

11.0 Hazard - Position & Operability of Amenities (28)

11.1 Works Required

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

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

Electrical certificate
EPC
Emergency contact details
Copy of licence

--	--	--

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046883</p> <p>Licence valid from: 20 January 2020 to: 19 January 2025</p>	<p>86 Hobletts Road Hemel Hempstead Hertfordshire HP2 5LP</p>	<p>Licence holder(s): Mr Damian Watts 4 Park Road, Watford, WD17 4QN</p> <p>Person(s) managing the licensed HMO: Mr Damian Watts 4 Park Road, Watford, WD17 4QN</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046884</p> <p>Licence valid from: 30 April 2020 to: 29 April 2025</p>	<p>1 Runcorn Crescent Hemel Hempstead Hertfordshire HP2 6DG</p>	<p>Licence holder(s): Mr. Simon Weir-Rhodes 60 Scottswood Road, Watford, Hertfordshire, WD2 32DN</p> <p>Person(s) managing the licensed HMO: Mr. Simon Weir-Rhodes 60 Scottswood Road, Watford, Hertfordshire, WD2 32DN</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046885</p> <p>Licence valid from: 23 September 2019 to: 22 September 2024</p>	<p>71 Bennetts End Road Hemel Hempstead Hertfordshire HP3 8DU</p>	<p>Licence holder(s): AMG Business Services Ltd Station House, North street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST</p>	<p>Maximum permitted number of: Households: 8 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M046910</p> <p>Licence valid from: 31 March 2020 to: 30 March 2025</p>	<p>115 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Geoff King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p> <p>Person(s) managing the licensed HMO: Geoff King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M046977</p> <p>Licence valid from: 30 May 2019 to: 29 May 2024</p>	<p>9 Long John Hemel Hempstead Hertfordshire HP3 9LT</p>		<p>Licence holder(s): Asma Ahmed 76 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP</p> <p>Person(s) managing the licensed HMO: Malik Johao 76 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
		<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>
		<p>1 Install controllable and permanent heating in the kitchen and downstairs shower room.</p> <p>2 The juliet balcony top rail is to be repaired or replaced.</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047004</p> <p>Licence valid from: 18 June 2020 to: 17 June 2025</p>	<p>10 Lomond Road Hemel Hempstead Hertfordshire HP2 6PA</p>	<p>Licence holder(s): Mike Comber 70 Westbury Road, Northwood, HA6 3BY</p> <p>Person(s) managing the licensed HMO: Stephen Benjamin 90 Walm Lane, London, NW2 4QY</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047049</p> <p>Licence valid from: 3 February 2020 to: 2 February 2025</p>	<p>1 Airedale Hemel Hempstead Hertfordshire HP2 5TP</p>	<p>Licence holder(s): Mr Aeron Mathers 13 Market Square, Horsham, West Sussex, RH12 1EU</p> <p>Person(s) managing the licensed HMO: Hemel Lets 13 Market Square, Horsham, West Sussex, RH12 1EU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047146</p> <p>Licence valid from: 4 September 2019 to: 3 September 2024</p>	<p>269 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EQ</p>	<p>Licence holder(s): BRIJ UK LTD 11 Langley Drive, Brentwood, CM14 4QD</p> <p>Person(s) managing the licensed HMO: MTO Investments Ltd 23-25 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047193</p> <p>Licence valid from: 14 September 2020 to: 13 September 2025</p>	<p>54 Ellingham Road Hemel Hempstead Hertfordshire HP2 5LJ</p>	<p>Licence holder(s): Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Elizabeth Robinson 54 Manorville Road, Hemel Hempstead, Hertfordshire, HP3 0AP</p> <p>Person(s) managing the licensed HMO: Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 6 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047204</p> <p>Licence valid from: 22 July 2019 to: 21 July 2024</p>	<p>6 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB</p> <p>Person(s) managing the licensed HMO: Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047214</p> <p>Licence valid from: 18 September 2019 to: 17 September 2024</p>	<p>26 Martian Avenue Hemel Hempstead Hertfordshire HP2 5PL</p>	<p>Licence holder(s): Ms Jennifer Kenton 14 Langley Road, Watford, Herts, WD17 4PT</p> <p>Person(s) managing the licensed HMO:</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047222</p> <p>Licence valid from: 4 December 2019 to: 3 December 2024</p>	<p>194 Lawn Lane Hemel Hempstead Hertfordshire HP3 9JF</p>	<p>Licence holder(s): Mr Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p> <p>Person(s) managing the licensed HMO: Mr Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047223</p> <p>Licence valid from: 4 July 2019 to: 3 July 2024</p>	<p>46 Bury Hill Hemel Hempstead Hertfordshire HP1 1SP</p>	<p>Licence holder(s): 4 E s and Rest Ltd 1 Idaho Park, Prestwood, Great Missendden, HP16 0UJ</p> <p>Person(s) managing the licensed HMO: Joan Madeline Patch 1 Idaho Park, Prestwood, Great Missenden, HP160UJ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 0 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 0 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047288</p> <p>Licence valid from: 20 December 2019 to: 19 December 2024</p>	<p>9 Marriotts Way Hemel Hempstead Hertfordshire HP3 9EN</p>	<p>Licence holder(s): Louise Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p> <p>Person(s) managing the licensed HMO: Louise Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047377</p> <p>Licence valid from: 17 September 2019 to: 16 September 2024</p>	<p>10 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): Lashlake Property Limited Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY</p> <p>Person(s) managing the licensed HMO: Mr Steven Knight 2 Park Hill Road, Hemel Hempstead, Herts, HP1 1TW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M047788</p> <p>Licence valid from: 30 September 2019 to: 29 September 2024</p>	<p>197 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EG</p>	<p>Licence holder(s): Kudos Living Ltd 71-75 Shelton Street, Covent Garden, London, WC2H 9JQ Kudos Living Ltd Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mrs Gwyneth Lee 11 Millfield, Berkhamsted, Hertfordshire, HP4 2PB</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M047985</p> <p>Licence valid from: 16 July 2019 to: 15 July 2024</p>	<p>45 Lawn Lane Hemel Hempstead Hertfordshire HP3 9HL</p>		<p>Licence holder(s): AH LETTINGS LTD 27 Middle Way, Watford, Hertfordshire, WD24 6HN</p> <p>Person(s) managing the licensed HMO: Mr Amad-ul Hassan 27 Middle Way, Watford, Hertfordshire, WD24 6HN</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 0 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
		<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>
		<p>Schedule 4</p> <p>SCHEDULE OF WORKS REQUIRED AS A CONDITION OF THE HMO LICENCE Note: This Schedule details works which you are obliged to carry out in order to comply with the conditions of the licence. The works must be completed within the timescales specified.</p> <p>All items on this Schedule must be completed within 2 months of the licence being issued.</p> <p>WASHING FACILITIES, SANITARY CONVENIENCES (SHARED) 1. Scrape off the peeling/defective paint to the ceiling in the first floor bathroom. Redecorate using a suitable paint. 2. Suitably remove the exposed wiring to the right side wall in the first floor bathroom. Plaster the hole in the wall flush with existing and decorate as necessary.</p>		

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

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

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

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

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

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

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

OCCUPANCY

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

GENERAL NOTES

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

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

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048092</p> <p>Licence valid from: 19 July 2019 to: 18 July 2024</p>	<p>26 Flatfield Road Hemel Hempstead Hertfordshire HP3 8EX</p>	<p>Licence holder(s): Mr Ghalib Boutany 35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN</p> <p>Person(s) managing the licensed HMO: Mr Ghalib Boutany 35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048128</p> <p>Licence valid from: 24 November 2020 to: 23 November 2025</p>	<p>9 Wensleydale Hemel Hempstead Hertfordshire HP2 5TF</p>	<p>Licence holder(s): Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA</p> <p>Person(s) managing the licensed HMO: Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 3 WHBs: 4 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048155</p> <p>Licence valid from: 24 November 2020 to: 23 November 2025</p>	<p>11 Wensleydale Hemel Hempstead Hertfordshire HP2 5TF</p>	<p>Licence holder(s): Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA</p> <p>Person(s) managing the licensed HMO: Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL51BA</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 3 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048301</p> <p>Licence valid from: 26 July 2019 to: 25 July 2024</p>	<p>27 Corner Hall Avenue Hemel Hempstead Hertfordshire HP3 9EE</p>		<p>Licence holder(s): Mr Andy Cattigan 25B Old Airfield Ind Est, Cheddington Lane, Long Marston, Tring, Buckinghamshire, HP23 4QR</p> <p>Person(s) managing the licensed HMO: Mr Andy Cattigan 25B Old Airfield Ind Est, Cheddington Lane, Long Marston, Tring, Buckinghamshire, HP23 4QR</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048467</p> <p>Licence valid from: 31 July 2020 to: 30 July 2025</p>	<p>10 Tannsfield Drive Hemel Hempstead Hertfordshire HP2 5LG</p>		<p>Licence holder(s): Tracy Khan 66 Tile Kiln Lane, Hemel Hempstead, Hertfordshire, HP3 8NH</p> <p>Person(s) managing the licensed HMO: Gavin Tuohy 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>				

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048471</p> <p>Licence valid from: 30 April 2020 to: 29 April 2025</p>	<p>22 Mulready Walk Hemel Hempstead Hertfordshire HP3 9FS</p>	<p>Licence holder(s): Nisa Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD</p> <p>Person(s) managing the licensed HMO: Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD</p>	<p>Maximum permitted number of: Households: 7 Occupants: 11</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048572</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>131 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mr Khilan Hingrajia 8 Yeatman Road, London, W6 4DT</p> <p>Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048584</p> <p>Licence valid from: 3 March 2020 to: 2 March 2025</p>	<p>85a High Street Hemel Hempstead Hertfordshire HP1 3AH</p>	<p>Licence holder(s): Mr Alberto & Jacqueline Valota 1 Romeland Hill, St Albans, Hertfordshire, AL3 4ET</p> <p>Person(s) managing the licensed HMO: Jen Homes Ltd T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048656</p> <p>Licence valid from: 24 October 2019 to: 23 October 2024</p>	<p>15 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Olga Wlodarska-Woda 42 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HD</p> <p>Person(s) managing the licensed HMO: Olga Wlodarska-Woda 42 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HD</p>	<p>Maximum permitted number of: Households: 4 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 4 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 4 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048660</p> <p>Licence valid from: 21 January 2020 to: 20 January 2025</p>	<p>63 Dunlin Road Hemel Hempstead Hertfordshire HP2 6LY</p>	<p>Licence holder(s): Ogo Chuma 7 Rushdene Close, Northolt, Middlesex, UB56NR</p> <p>Person(s) managing the licensed HMO: Ogo Chuma 7 Rushdene Close, Northolt, Middlesex, UB56NR</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 3 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048788</p> <p>Licence valid from: 12 February 2020 to: 11 February 2025</p>	<p>90 Horsecroft Road Hemel Hempstead Hertfordshire HP1 1PX</p>	<p>Licence holder(s): Mr Aeron Mathers 13 Market Square, Horsham, West Sussex, RH12 1EU</p> <p>Person(s) managing the licensed HMO: Hemel Lets Limited 13 Market square, Horesham, West Sussex, RH12 1EU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 1 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048790</p> <p>Licence valid from: 13 January 2020 to: 12 January 2025</p>	<p>103 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mrs Rupinder Mahil Bracken Hill House, North Road, Leigh Woods, Bristol, BS8 3PL The Davies & Mahil Property Company Ltd Bracken Hill House, North Road, Leigh Woods, Bristol, BS8 3PL</p> <p>Person(s) managing the licensed HMO: Trina Lawson 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M048794</p> <p>Licence valid from: 12 March 2020 to: 11 March 2025</p>	<p>219 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NQ</p>		<p>Licence holder(s): Jennifer Kenton 14 Langley Road, Watford, WD17 4PT</p> <p>Person(s) managing the licensed HMO: Ms Jennifer Kenton 14 Langley Road, Watford, WD17 4PT</p>	<p>Maximum permitted number of: Households: 8 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 4 WHBs: 4 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048813</p> <p>Licence valid from: 4 December 2019 to: 3 December 2024</p>	<p>66 Hilltop Road Berkhamsted Hertfordshire HP4 2HW</p>	<p>Licence holder(s): Alex Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p> <p>Person(s) managing the licensed HMO: Alex Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048847</p> <p>Licence valid from: 24 December 2019 to: 23 December 2024</p>	<p>231 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EG</p>	<p>Licence holder(s): Sandra Mellish 118 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BD</p> <p>Person(s) managing the licensed HMO: Sandra Mellish 118 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M048862</p> <p>Licence valid from: 23 December 2019 to: 22 December 2024</p>	<p>9 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY</p>	<p>Licence holder(s): Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p> <p>Person(s) managing the licensed HMO: Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD</p>	<p>Maximum permitted number of: Households: 7 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049179</p> <p>Licence valid from: 2 September 2019 to: 1 September 2024</p>	<p>13 Washington Avenue Hemel Hempstead Hertfordshire HP2 6AA</p>	<p>Licence holder(s): Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Ms Jeanette Squire 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049234</p> <p>Licence valid from: 3 August 2020 to: 2 August 2025</p>	<p>23 Goldfield Road Tring Herts HP23 4AZ</p>	<p>Licence holder(s): Kishorkant Bhattessa 10 Queen Street Place, London, EC4R 1AG</p> <p>Person(s) managing the licensed HMO: Jose Gomez 90 Sandpiper Way, Leighton Buzzard, LU7 4SS</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049389</p> <p>Licence valid from: 11 December 2020 to: 10 December 2025</p>	<p>1 St Michaels Avenue Hemel Hempstead Hertfordshire HP3 8HF</p>	<p>Licence holder(s): Mat Roe 44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB</p> <p>Person(s) managing the licensed HMO: Mat Roe 44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB</p>	<p>Maximum permitted number of: Households: 6 Occupants: 12</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049440</p> <p>Licence valid from: 5 May 2020 to: 4 May 2025</p>	<p>Longfield Aylesbury Road Tring Herts HP23 4DH</p>	<p>Licence holder(s): Alastair Ames 15 Dobbins Lane, Wendover, Aylesbury, HP22 6BZ</p> <p>Person(s) managing the licensed HMO: Alastair Ames 15 Dobbins Lane, Wendover, Aylesbury, HP22 6BZ</p>	<p>Maximum permitted number of: Households: 10 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 1</p> <p>No. of rooms providing sleeping accommodation: 10 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 10</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 5 WHBs: 7 Showers: 5 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049606</p> <p>Licence valid from: 2 November 2021 to: 1 November 2026</p>	<p>87 Saturn Way Hemel Hempstead Hertfordshire HP2 5PD</p>	<p>Licence holder(s): Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX</p> <p>Person(s) managing the licensed HMO: Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M049753</p> <p>Licence valid from: 27 October 2019 to: 26 October 2024</p>	<p>187 Washington Avenue Hemel Hempstead Hertfordshire HP2 6BB</p>	<p>Licence holder(s): Alison Martin 2 Woodland Close, Hemel Hempstead, Hertfordshire, HP1 1RQ</p> <p>Person(s) managing the licensed HMO: Alison Martin 2 Woodland Close, Hemel Hempstead, Hertfordshire, HP1 1RQ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M050212</p> <p>Licence valid from: 4 August 2021 to: 3 August 2026</p>	<p>12 Mayflower Avenue Hemel Hempstead Hertfordshire HP2 4AE</p>		<p>Licence holder(s): Silvertree Homes Ltd 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p> <p>Person(s) managing the licensed HMO: Gavin Tuohy 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M050220</p> <p>Licence valid from: 23 May 2019 to: 22 May 2024</p>	<p>25 Barnfield Hemel Hempstead Hertfordshire HP3 9QJ</p>		<p>Licence holder(s): LINS Property Development 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: LINS Property Development 35 Grafton Way, London, W1T 5BD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
		<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M050402</p> <p>Licence valid from: 3 March 2020 to: 3 September 2024</p>	<p>Junipers 7a Great Road Hemel Hempstead Hertfordshire HP2 5LB</p>		<p>Licence holder(s): Anjali Singh 3 White House Court, Amersham, Chesham, HP6 5FD</p> <p>Person(s) managing the licensed HMO: Arren Limited 10 - 12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050510</p> <p>Licence valid from: 20 December 2021 to: 19 December 2026</p>	<p>5 Severnmead Hemel Hempstead Hertfordshire HP2 6DX</p>	<p>Licence holder(s): Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS</p> <p>Person(s) managing the licensed HMO: Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M050559</p> <p>Licence valid from: 18 July 2019 to: 17 July 2024</p>	<p>8 Cambrian Way Hemel Hempstead Hertfordshire HP2 5RH</p>		<p>Licence holder(s): Grey Hawk Ltd Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP</p> <p>Person(s) managing the licensed HMO: Grey Hawk Ltd Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars										
<p>M050624</p> <p>Licence valid from: 22 May 2020 to: 21 May 2025</p>	<p>11 The Glen Hemel Hempstead Hertfordshire HP2 6EL</p>	<p>Licence holder(s): Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td>Occupants:</td> </tr> <tr> <td>6</td> <td>8</td> </tr> </table> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 1</td> <td>WCs: 2</td> </tr> <tr> <td>WHBs: 2</td> <td>Showers: 1</td> <td>Kitchens: 1</td> </tr> </table>	Households:	Occupants:	6	8	Sinks: 1	Baths: 1	WCs: 2	WHBs: 2	Showers: 1	Kitchens: 1
Households:	Occupants:												
6	8												
Sinks: 1	Baths: 1	WCs: 2											
WHBs: 2	Showers: 1	Kitchens: 1											
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>											
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>													

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050735</p> <p>Licence valid from: 4 September 2019 to: 3 September 2024</p>	<p>17 Robin Hood Meadow Hemel Hempstead Hertfordshire HP2 6NH</p>	<p>Licence holder(s): Rakhi Kakad Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW</p> <p>Person(s) managing the licensed HMO: Arren Limited 10 - 12 Barnes High Street, London, SW12 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 0 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050775</p> <p>Licence valid from: 26 September 2019 to: 25 September 2024</p>	<p>62 Hobbs Hill Road Hemel Hempstead Hertfordshire HP3 9QF</p>	<p>Licence holder(s): HRK Property LTD Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW HRK Property Ltd</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050852</p> <p>Licence valid from: 17 June 2022 to: 16 June 2027</p>	<p>8 Westerdale Hemel Hempstead Herts HP2 5TU</p>	<p>Licence holder(s): Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU Adam Pemberton Station House, North Street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050873</p> <p>Licence valid from: 5 January 2021 to: 4 January 2026</p>	<p>99 Wharfedale Hemel Hempstead Hertfordshire HP2 5TG</p>	<p>Licence holder(s): Wendy Harvey Four Acres Nursery, Hemel Hempstead Road, Berkhamstead, HP4 1QR</p> <p>Person(s) managing the licensed HMO: Carter Duthie 34 Station Parade, Denham, Buckinghamshire, UB9 5ET</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M050968</p> <p>Licence valid from: 23 February 2021 to: 22 February 2026</p>	<p>16 Tamar Green Hemel Hempstead Hertfordshire HP2 6EP</p>	<p>Licence holder(s): Geoffrey King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p> <p>Person(s) managing the licensed HMO: Geoffrey King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051189</p> <p>Licence valid from: 13 September 2021 to: 12 September 2026</p>	<p>7 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Mr Graham Charles Wenborn 7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX</p> <p>Person(s) managing the licensed HMO: Mr Graham Charles Wenborn 7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051419</p> <p>Licence valid from: 12 August 2021 to: 11 August 2026</p>	<p>11 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Mr Patrick Davis 35 Garston Lane, Watford, WD25 9QP</p> <p>Person(s) managing the licensed HMO: Mr Patrick Davis 35 Garston Lane, Watford, WD25 9QP</p>	<p>Maximum permitted number of: Households: 4 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 4 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051560</p> <p>Licence valid from: 2 August 2021 to: 1 August 2026</p>	<p>15 Malvern Way Hemel Hempstead Hertfordshire HP2 5RB</p>	<p>Licence holder(s): Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051566</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>2 High Street Green Hemel Hempstead Hertfordshire HP2 7AQ</p>	<p>Licence holder(s): Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS</p> <p>Person(s) managing the licensed HMO: Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS</p>	<p>Maximum permitted number of: Households: 8 Occupants: 10</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051568</p> <p>Licence valid from: 19 August 2021 to: 18 August 2026</p>	<p>9 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Mrs Kelly Slinn 7 Hornbeams, Bricketwood, St Albans, Herts, AL2 3SP</p> <p>Person(s) managing the licensed HMO: Mrs Kelly Slinn 7 Hornbeams, Bricketwood, St Albans, Herts, AL2 3SP</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051707</p> <p>Licence valid from: 9 April 2021 to: 8 April 2026</p>	<p>32 Rant Meadow Hemel Hempstead Hertfordshire HP3 8EQ</p>	<p>Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars										
<p>M051823</p> <p>Licence valid from: 1 October 2019 to: 30 September 2024</p>	<p>2 Runham Road Hemel Hempstead Hertfordshire HP3 9JB</p>	<p>Licence holder(s): Nicholas Pedrithes Ground Floor - Suite F, Breakspear Park Breakspear Way, Hemel Hempstead, HP2 4TZ</p> <p>Nicholas Pedrithes Ground Floor - Suite F, Breakspear Way, Hemel Hempstead, HP2 4TZ</p> <p>Person(s) managing the licensed HMO: Nicholas Pedrithes Ground Floor - Suite F, Breakspear Park Breakspear Way, Hemel Hempstead, HP2 4TZ</p> <p>LINS Property Developments Ltd Ground Floor - Suite F, Breakspear Way, Hemel Hempstead, HP2 4TZ</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td>Occupants:</td> </tr> <tr> <td>6</td> <td>6</td> </tr> </table> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 1</td> <td>WCs: 2</td> </tr> <tr> <td>WHBs: 2</td> <td>Showers: 1</td> <td>Kitchens: 1</td> </tr> </table>	Households:	Occupants:	6	6	Sinks: 1	Baths: 1	WCs: 2	WHBs: 2	Showers: 1	Kitchens: 1
Households:	Occupants:												
6	6												
Sinks: 1	Baths: 1	WCs: 2											
WHBs: 2	Showers: 1	Kitchens: 1											
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>											
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>													

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051856</p> <p>Licence valid from: 14 January 2020 to: 13 November 2025</p>	<p>3 The Wye Hemel Hempstead Hertfordshire HP2 6EJ</p>	<p>Licence holder(s): Ms Lou Cheng Chan 22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR</p> <p>Person(s) managing the licensed HMO: Ms Lou Cheng Chan 22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M051970</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>107 Claymore Hemel Hempstead Hertfordshire HP2 6LW</p>	<p>Licence holder(s): Dr Renu Patel 32 Hazel Gardens, Edgware, HA8 8PB</p> <p>Person(s) managing the licensed HMO: Aaron Marks First Floor, 85 Great Portland Street, London, W1W 7LT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M052000</p> <p>Licence valid from: 5 November 2021 to: 4 November 2026</p>	<p>47 Alexandra Road Hemel Hempstead Hertfordshire HP2 4AQ</p>		<p>Licence holder(s): Lawrence Boys Suite 203, Second Floor, China House, 401 Edgware Road, London, NW26GY</p> <p>Person(s) managing the licensed HMO: Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 1</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052128</p> <p>Licence valid from: 31 August 2021 to: 30 August 2026</p>	<p>27 Tamar Green Hemel Hempstead Hertfordshire HP2 6EP</p>	<p>Licence holder(s): Mr Michael Boxford Unit 61, 17 Holywell Hill, St Albans, AL1 1DT</p> <p>Person(s) managing the licensed HMO: Mr Michael Boxford Unit 61, 17 Holywell Hill, St Albans, AL1 1DT</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052324</p> <p>Licence valid from: 12 August 2021 to: 11 August 2026</p>	<p>130 Gadebridge Road Hemel Hempstead Hertfordshire HP1 3EP</p>	<p>Licence holder(s): Mr Ketan Parekh Morris Crocker Accountants, Station House, 50 North Street, Havant, Hampshire, PO91QU</p> <p>Person(s) managing the licensed HMO: Mr Ketan Parekh Morris Crocker Accountants, Station House, 50 North Street, Havant, Hampshire, PO91QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052356</p> <p>Licence valid from: 27 August 2021 to: 26 August 2026</p>	<p>78 Allandale Hemel Hempstead Hertfordshire HP2 5AT</p>	<p>Licence holder(s): Paul Reynolds Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Paul Reynolds Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052368</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>Park View 109 Lawn Lane Hemel Hempstead Hertfordshire HP3 9HS</p>	<p>Licence holder(s): Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p> <p>Person(s) managing the licensed HMO: Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052412</p> <p>Licence valid from: 7 September 2021 to: 6 September 2026</p>	<p>133 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Khilan Hingrajia 8 Yeatman Road, London, N6 4DT</p> <p>Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M052453</p> <p>Licence valid from: 13 December 2021 to: 12 December 2026</p>	<p>45 Hatfield Crescent Hemel Hempstead Hertfordshire HP2 6DA</p>		<p>Licence holder(s): Simon Goldsmith Suite 113, 28A Chruch Lane, Stanmore, HA7 4AW</p> <p>Person(s) managing the licensed HMO: Simon Goldsmith Suite 113, 28A Chruch Lane, Stanmore, HA7 4AW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052466</p> <p>Licence valid from: 28 September 2021 to: 27 September 2026</p>	<p>18 Western Road Tring Herts HP23 4BB</p>	<p>Licence holder(s): Mr Stephen Byrne 18 Western Road, Tring, Hertfordshire, HP23 4BB</p> <p>Person(s) managing the licensed HMO: Mr Stephen Byrne 18 Western Road, Tring, Hertfordshire, HP23 4BB</p>	<p>Maximum permitted number of: Households: 10 Occupants: 10</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 10 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 10</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M052548</p> <p>Licence valid from: 14 September 2021 to: 13 September 2026</p>	<p>20 Barley Croft Hemel Hempstead Hertfordshire HP2 4UY</p>		<p>Licence holder(s): Sharon Pettitt 12 Gade Close, Hemel Hempstead, Herts, HP1 3LH</p> <p>Person(s) managing the licensed HMO: Sharon Pettitt 12 Gade Close, Hemel Hempstead, Herts, HP1 3LH</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 4</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 2 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052859</p> <p>Licence valid from: 21 January 2022 to: 20 January 2027</p>	<p>40 Valleyside Hemel Hempstead Hertfordshire HP1 2LN</p>	<p>Licence holder(s): Mr Ramnik Patel 1 The Yews, Oadby, Leicester, Leicestershire, L225EF</p> <p>Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT</p>	<p>Maximum permitted number of: Households: 7 Occupants: 13</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars												
<p>M052881</p> <p>Licence valid from: 7 September 2022 to: 3 September 2024</p>	<p>269 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EQ</p>		<p>Licence holder(s): BRIJ UK LTD 11 Langley Drive, Brentwood, CM14 4QD</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH</p>	<p>Maximum permitted number of:</p> <table border="0"> <tr> <td>Households:</td> <td>Occupants:</td> </tr> <tr> <td>5</td> <td>5</td> </tr> </table> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i></p> <p>No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities:</p> <table border="0"> <tr> <td>Sinks: 1</td> <td>Baths: 1</td> <td>WCs: 2</td> </tr> <tr> <td>WHBs: 2</td> <td>Showers: 1</td> <td>Kitchens: 1</td> </tr> </table>			Households:	Occupants:	5	5	Sinks: 1	Baths: 1	WCs: 2	WHBs: 2	Showers: 1	Kitchens: 1
Households:	Occupants:															
5	5															
Sinks: 1	Baths: 1	WCs: 2														
WHBs: 2	Showers: 1	Kitchens: 1														
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>												
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>																

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052887</p> <p>Licence valid from: 16 February 2023 to: 6 July 2025</p>	<p>2 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Lashlake Property Limited Ravenscliffe Mills, Ravenscliffe Road, Calverley, Pudsey, West Yorkshire, LS28 5RY</p> <p>Person(s) managing the licensed HMO: Lashlake Property Limited Ravenscliffe Mills, Ravenscliffe Road, Calverley, Pudsey, West Yorkshire, LS28 5RY</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M052986</p> <p>Licence valid from: 13 December 2021 to: 12 December 2026</p>	<p>185 Washington Avenue Hemel Hempstead Hertfordshire HP2 6BB</p>	<p>Licence holder(s): Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS</p> <p>Person(s) managing the licensed HMO: Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M053010</p> <p>Licence valid from: 25 January 2022 to: 24 January 2027</p>	<p>12 Westview Rise Hemel Hempstead Hertfordshire HP2 5DQ</p>		<p>Licence holder(s): Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST</p> <p>Person(s) managing the licensed HMO: Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>			<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053066</p> <p>Licence valid from: 9 September 2022 to: 8 September 2027</p>	<p>7 Alldicks Road Hemel Hempstead Hertfordshire HP3 9JJ</p>	<p>Licence holder(s): Mr Farid Asghari Park Dental 20, 20 Kingland Road, Poole, Dorset, BH15 1TP</p> <p>Person(s) managing the licensed HMO: Spicerhaart Residential Lettings Limited Colwyn House, Sheepen Place, Colchester, Essex, CO3 3LD</p>	<p>Maximum permitted number of: Households: 7 Occupants: 8</p> <p>No. of storeys above ground: 1 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 4 No. of non self-contained flats: 3</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053134</p> <p>Licence valid from: 16 January 2023 to: 15 January 2028</p>	<p>149a High Street Berkhamsted Hertfordshire HP4 3HH</p>	<p>Licence holder(s): Thai Limited Stag House, Old London Road, Hertford, Hertfordshire, SG13 7LA</p> <p>Person(s) managing the licensed HMO: Thai Limited Stag House, Old London Road, Hertford, Hertfordshire, SG13 7LA</p>	<p>Maximum permitted number of: Households: 4 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities: Sinks: 0 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 0</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053285</p> <p>Licence valid from: 21 March 2023 to: 20 March 2028</p>	<p>16 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): Silvertree Homes Limited 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p> <p>Person(s) managing the licensed HMO: Silvertree Homes Limited 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053345</p> <p>Licence valid from: 11 April 2022 to: 10 April 2027</p>	<p>19 Lower Yott Hemel Hempstead Hertfordshire HP2 4LA</p>	<p>Licence holder(s): Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX</p> <p>Person(s) managing the licensed HMO: Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053442</p> <p>Licence valid from: 22 November 2021 to: 17 August 2025</p>	<p>80 Allandale Hemel Hempstead Hertfordshire HP2 5AT</p>	<p>Licence holder(s): Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p> <p>Person(s) managing the licensed HMO: Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053445</p> <p>Licence valid from: 7 December 2021 to: 30 July 2025</p>	<p>19 Barley Croft Hemel Hempstead Hertfordshire HP2 4UY</p>	<p>Licence holder(s): Pankaj Rach Nirvana, 2 The Hemmings, Berkhamsted, Hertfordshire, HP4 3NY</p> <p>Person(s) managing the licensed HMO: JEN Homes Limited 18 High Street, Hemel Hempstead, Hertfordshire, HP1 3AE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M053479</p> <p>Licence valid from: 28 March 2022 to: 20 October 2026</p>	<p>182 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NJ</p>		<p>Licence holder(s): Ovieigo Uzuazebe 78 Queens Road, Watford, WD17 2LA</p> <p>Person(s) managing the licensed HMO: Ovieigo Uzuazebe 78 Queens Road, Watford, WD17 2LA</p>	<p>Maximum permitted number of: Households: 6 Occupants: 11</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M053643</p> <p>Licence valid from: 25 March 2022 to: 24 March 2027</p>	<p>35 Daggsdell Road Hemel Hempstead Hertfordshire HP1 3PP</p>	<p>Licence holder(s): Kudos Living Ltd Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 11</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 0 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M054064</p> <p>Licence valid from: 16 June 2022 to: 19 January 2027</p>	<p>18 Pallas Road Hemel Hempstead Hertfordshire HP2 5NR</p>		<p>Licence holder(s): Amynest Properties Limited Station House, 50 North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Amynest Properties Limited Morris Crocker Accountants, Station Housing, 50 North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
		<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M054092</p> <p>Licence valid from: 11 October 2022 to: 10 October 2027</p>	<p>32 Barley Croft Hemel Hempstead Hertfordshire HP2 4UU</p>		<p>Licence holder(s): Mr Sajjad Ali 53 Doggetts Way, St Albans, Hertfordshire, AL1 2NF</p> <p>Person(s) managing the licensed HMO: Mr Sajjad Ali 53 Doggetts Way, St Albans, Hertfordshire, AL1 2NF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 0 Baths: 1 WCs: 3 WHBs: 4 Showers: 1 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054108</p> <p>Licence valid from: 22 November 2022 to: 21 November 2027</p>	<p>1 Coulser Close Hemel Hempstead Hertfordshire HP1 3NU</p>	<p>Licence holder(s): Mr Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX</p> <p>Person(s) managing the licensed HMO: Mr Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars		
<p>M054125</p> <p>Licence valid from: 20 December 2022 to: 19 December 2027</p>	<p>109 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>		<p>Licence holder(s): LINS Property Development 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Julie Williams Ground Floor - Suite F (LINS), Breakspear Park, Breakspear Way, Hemel Hempstead, Hertfordshire, HP2 4TZ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 3 WHBs: 3 Showers: 1 Kitchens: 1</p>		
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>				<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054212</p> <p>Licence valid from: 22 June 2021 to: 21 June 2026</p>	<p>88 Crawley Drive Hemel Hempstead Hertfordshire HP2 6BU</p>	<p>Licence holder(s): Mr Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX</p> <p>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</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054227</p> <p>Licence valid from: to: 19 December 2024</p>	<p>7 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY</p>	<p>Licence holder(s): Nexus Managed Solutions Ltd 3rd floor, Scottish Mutual House, 27-29 North Street, Hornchurch, Essex, RM11 1RS</p> <p>Person(s) managing the licensed HMO: Mr Chanaka Dabare 48 Box Lane, Hemel Hempstead, Hertfordshire, HP3 0DJ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 1 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 3 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054289</p> <p>Licence valid from: 15 December 2022 to: 14 December 2027</p>	<p>215 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NQ</p>	<p>Licence holder(s): Dr John Robinson 215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ</p> <p>Person(s) managing the licensed HMO: Dr John Robinson 215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ</p>	<p>Maximum permitted number of: Households: 7 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 7</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054313</p> <p>Licence valid from: 8 July 2021 to: 7 July 2026</p>	<p>2 Micklefield Road Hemel Hempstead Hertfordshire HP2 4PG</p>	<p>Licence holder(s): Chris Ryder 40 Briar Road, St Albans, Hertfordshire, AL4 9TL</p> <p>Person(s) managing the licensed HMO: Chris Ryder 40 Briar Road, St Albans, Hertfordshire, AL4 9TL</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 1 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054404</p> <p>Licence valid from: 6 February 2020 to: 5 February 2025</p>	<p>3 Homefield Road Hemel Hempstead Hertfordshire HP2 4BZ</p>	<p>Licence holder(s): Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p> <p>Person(s) managing the licensed HMO: Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054419</p> <p>Licence valid from: 20 September 2021 to: 19 September 2026</p>	<p>4 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Dr Renu Patel 32 Hazel Gardens, Edgware, HA8 8PB</p> <p>Person(s) managing the licensed HMO: Aaron Marks First Floor, 85 Great Portland Street, London, W1W 7LT</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 4 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054424</p> <p>Licence valid from: 25 November 2022 to: 24 November 2027</p>	<p>6 Concorde Drive Hemel Hempstead Hertfordshire HP2 4AW</p>	<p>Licence holder(s): Mr Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB</p> <p>Person(s) managing the licensed HMO: Mr Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054465</p> <p>Licence valid from: 3 June 2020 to: 2 June 2025</p>	<p>20 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Parminder Dost 10-12 Barnes Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Parminder Dost 10-12 Barnes Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054503</p> <p>Licence valid from: 20 December 2022 to: 19 December 2027</p>	<p>54 Manorville Road Hemel Hempstead Hertfordshire HP3 0AP</p>	<p>Licence holder(s): Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p> <p>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</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054526</p> <p>Licence valid from: 13 December 2022 to: 12 December 2027</p>	<p>68 Varney Road Hemel Hempstead Hertfordshire HP1 2LR</p>	<p>Licence holder(s): Lagharo Limited 8 Yeatman Road, London, N6 4DT</p> <p>Person(s) managing the licensed HMO: Mr Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT</p>	<p>Maximum permitted number of: Households: 5 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 5 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054579</p> <p>Licence valid from: 18 June 2020 to: 17 June 2025</p>	<p>The Marchmont Piccotts End Hemel Hempstead Hertfordshire HP1 3AT</p>	<p>Licence holder(s): Mitchells & Butler Leisure Retail Ltd 27 Fleet Street, Birmingham, West Midlands, B3 1JP</p> <p>Person(s) managing the licensed HMO: Michael Parker The Marchmont Arms, Piccotts End, Hemel Hempstead, Hertfordshire, HP1 3AT</p>	<p>Maximum permitted number of: Households: 9 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 1</p> <p>No. of rooms providing sleeping accommodation: 9 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 9</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054614</p> <p>Licence valid from: 16 July 2020 to: 15 July 2025</p>	<p>208 Spring Lane Hemel Hempstead Hertfordshire HP1 3QZ</p>	<p>Licence holder(s): Kudos Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Kudos Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M054910</p> <p>Licence valid from: 7 October 2022 to: 25 November 2024</p>	<p>15 Vauxhall Road Hemel Hempstead Hertfordshire HP2 4HW</p>	<p>Licence holder(s): Russet Properties Ltd Russett House, 11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP</p> <p>Person(s) managing the licensed HMO: Miss Elizabeth Robinson Arrogancia, 22 Bourne End Lane, Hemel Hempstead, Hertfordshire, HP1 2RL</p>	<p>Maximum permitted number of: Households: 7 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 2 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055004</p> <p>Licence valid from: 18 August 2023 to: 17 August 2028</p>	<p>1-3 Rucklers Lane Kings Langley Hertfordshire WD4 8AX</p>	<p>Licence holder(s): Mrs Satwinder Jolly 1-3 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AX</p> <p>Person(s) managing the licensed HMO: Mrs Satwinder Jolly 1-3 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AX</p>	<p>Maximum permitted number of: Households: 6 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055065</p> <p>Licence valid from: 6 June 2023 to: 5 June 2028</p>	<p>170 Claymore Hemel Hempstead Hertfordshire HP2 6LR</p>	<p>Licence holder(s): Mr Shaun Bryant 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR</p> <p>Mr Shaun Bryant Gaina Cottage, 84 Highfield Lane, Hemel Hempstead, Hertfordshire, HP2 5JE</p> <p>Person(s) managing the licensed HMO: Mr Shaun Bryant 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055246</p> <p>Licence valid from: 1 June 2023 to: 31 May 2028</p>	<p>8 Cambrian Way Hemel Hempstead Hertfordshire HP2 5RH</p>	<p>Licence holder(s): Reynolds Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Reynolds Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 2 Baths: 2 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055293</p> <p>Licence valid from: 21 August 2023 to: 20 August 2028</p>	<p>98 Ninian Road Hemel Hempstead Hertfordshire HP2 6NB</p>	<p>Licence holder(s): Wharf Street South Limited 50 Stanmer Park Road, Brighton, BN1 7JJ</p> <p>Person(s) managing the licensed HMO: Wharf Street South Limited 50 Stanmer Park Road, Brighton, BN1 7JJ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 0 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055297</p> <p>Licence valid from: 11 May 2023 to: 14 October 2024</p>	<p>33 Sawyers Way Hemel Hempstead Hertfordshire HP2 4ED</p>	<p>Licence holder(s): LINS Property Developments Limited 35 Grafton Way, London, W1T 5BD</p> <p>Person(s) managing the licensed HMO: Druglink Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE</p>	<p>Maximum permitted number of: Households: 8 Occupants: 12</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 8</p> <p>Shared amenities: Sinks: 3 Baths: 0 WCs: 4 WHBs: 4 Showers: 3 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055348</p> <p>Licence valid from: 16 February 2023 to: 15 February 2028</p>	<p>1 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE</p>	<p>Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055350</p> <p>Licence valid from: 8 February 2023 to: 7 February 2028</p>	<p>8 Martindale Road Hemel Hempstead Hertfordshire HP1 2QP</p>	<p>Licence holder(s): Mr Chris Marshall 31 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ</p> <p>Person(s) managing the licensed HMO: Mr Chris Marshall 31 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055386</p> <p>Licence valid from: 8 February 2023 to: 7 February 2028</p>	<p>1 New Park Mews New Park Drive Hemel Hempstead Hertfordshire HP2 4QQ</p>	<p>Licence holder(s): Maximise Property Investments Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p> <p>Person(s) managing the licensed HMO: Maximise Property Investments Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055647</p> <p>Licence valid from: 16 June 2023 to: 15 June 2028</p>	<p>3 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Mr Stephen Branton 5 Dalegarth, Buckden, North Yorkshire, BD23 5JU</p> <p>Person(s) managing the licensed HMO: Mr Stephen Branton 5 Dalegarth, Buckden, North Yorkshire, BD23 5JU</p>	<p>Maximum permitted number of: Households: 7 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055650</p> <p>Licence valid from: 17 July 2023 to: 16 July 2028</p>	<p>Paddock House Station Road Tring Herts HP23 5QY</p>	<p>Licence holder(s): Craydawn Pendley Manor Limited 6th Floor, 2 London Wall Place, London, EC2Y 5AU</p> <p>Person(s) managing the licensed HMO: Craydawn Pendley Manor Limited 6th Floor, 2 London Wall Place, London, EC2Y 5AU</p>	<p>Maximum permitted number of: Households: 8 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 11 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055677</p> <p>Licence valid from: 23 February 2023 to: 10 June 2025</p>	<p>1 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX</p>	<p>Licence holder(s): Mr Alex Francis Seymour House, 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p> <p>Person(s) managing the licensed HMO: Mr Alex Francis Seymour House, 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M055962</p> <p>Licence valid from: 23 January 2024 to: 22 January 2029</p>	<p>2 Oak Street Hemel Hempstead Hertfordshire HP3 9TT</p>	<p>Licence holder(s): A H Lettings Limited 1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP</p> <p>Person(s) managing the licensed HMO: A H Lettings Limited 1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M056367</p> <p>Licence valid from: 17 July 2023 to: 16 July 2028</p>	<p>157 Adeyfield Road Hemel Hempstead Hertfordshire HP2 5JZ</p>	<p>Licence holder(s): Mr Emmanuel Darko 51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS</p> <p>Person(s) managing the licensed HMO: Mr Emmanuel Darko 51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 3 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M056448</p> <p>Licence valid from: 12 October 2023 to: 11 October 2028</p>	<p>6 Long John Hemel Hempstead Hertfordshire HP3 9LT</p>	<p>Licence holder(s): Mr Mohammad Hussain 6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT</p> <p>Person(s) managing the licensed HMO: Mr Mohammad Hussain 6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M056510</p> <p>Licence valid from: 18 August 2023 to: 17 August 2028</p>	<p>38 Crawley Drive Hemel Hempstead Hertfordshire HP2 6BS</p>	<p>Licence holder(s): Mrs Jeanette Squire 143 Quickerley Lane, Chorleywood, WD3 5PD</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squires Estates 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO		Key contacts	Property particulars
<p>M056572</p> <p>Licence valid from: 23 August 2023 to: 22 August 2028</p>	<p>26 Washington Avenue Hemel Hempstead Hertfordshire HP2 6AA</p>		<p>Licence holder(s): Ms Anjali Singh 3 White House Court, Chesham Road, Amersham, Buckinghamshire, HP6 5FD</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 8</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>		

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M056653</p> <p>Licence valid from: 21 July 2023 to: 20 July 2028</p>	<p>3 Homefield Road Hemel Hempstead Hertfordshire HP2 4BZ</p>	<p>Licence holder(s): W K Investments Limited Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB</p> <p>Person(s) managing the licensed HMO: W K Investments Limited Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M056814</p> <p>Licence valid from: 28 November 2023 to: 27 November 2028</p>	<p>105 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Lins Property Developments Limited Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS23 4EA</p> <p>Person(s) managing the licensed HMO: Druglink Trefoil House, Red Lion Lane, Hemel Hempstead, HP3 9TE</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M056815</p> <p>Licence valid from: 23 August 2023 to: 22 August 2028</p>	<p>22 St Margarets Way Hemel Hempstead Hertfordshire HP2 4PA</p>	<p>Licence holder(s): Miss Michelle Kennedy 47 Clarke Way, Watford, WD25 0BS</p> <p>Person(s) managing the licensed HMO: Miss Michelle Kennedy 47 Clarke Way, Watford, WD25 0BS</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057019</p> <p>Licence valid from: 8 April 2024 to: 7 April 2029</p>	<p>107 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL</p>	<p>Licence holder(s): Mr Paul Ashman Suite 102, 46 Eversholt Street, London, NW1 1DA</p> <p>Person(s) managing the licensed HMO: Surelet (Hemel Hempstead) Ltd Unit, 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 3 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057021</p> <p>Licence valid from: 28 November 2023 to: 27 November 2028</p>	<p>1 Ash Grove Hemel Hempstead Hertfordshire HP3 9TL</p>	<p>Licence holder(s): Tablet Limited Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FR</p> <p>Person(s) managing the licensed HMO: Tablet Limited Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FR</p>	<p>Maximum permitted number of: Households: 3 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 3 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057103</p> <p>Licence valid from: 24 August 2023 to: 20 November 2024</p>	<p>57 Wootton Drive Hemel Hempstead Hertfordshire HP2 6LA</p>	<p>Licence holder(s): HRK Property Limited Beechwood, Solesbridge Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5SW</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW12 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057152</p> <p>Licence valid from: 13 December 2023 to: 12 December 2028</p>	<p>12 Mayflower Avenue Hemel Hempstead Hertfordshire HP2 4AE</p>	<p>Licence holder(s): Mr Shahid Aziz 19 Wood Lane End, Hemel Hempstead, Hertfordshire, HP2 4RA</p> <p>Person(s) managing the licensed HMO: SURELET (HEMEL HEMPSTEAD) LTD Unit 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057881</p> <p>Licence valid from: 19 March 2024 to: 18 March 2029</p>	<p>12 Mendip Way Hemel Hempstead Hertfordshire HP2 5QU</p>	<p>Licence holder(s): Mr Shaun Bryant 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR</p> <p>Person(s) managing the licensed HMO: Mr Shaun Bryant 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR</p>	<p>Maximum permitted number of: Households: 5 Occupants: 5</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057971</p> <p>Licence valid from: 1 March 2024 to: 28 February 2029</p>	<p>3 Maynard Road Hemel Hempstead Hertfordshire HP2 4TR</p>	<p>Licence holder(s): Mr Steven Niederer 16 Clematis Street, London, W12 0QG</p> <p>Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Jen Homes Limited (08460123) 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH HSBC Bank Plc Co. 14259 8 Canada Square, London, E14 5HQ</p>	<p>Maximum permitted number of: Households: 6 Occupants: 7</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 3 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057972</p> <p>Licence valid from: 12 March 2024 to: 11 March 2029</p>	<p>11 Maynard Road Hemel Hempstead Hertfordshire HP2 4TR</p>	<p>Licence holder(s): Steven Niederer 16 Clematis Street, London, WD12 0QG</p> <p>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</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 5</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057986</p> <p>Licence valid from: 12 April 2024 to: 11 April 2029</p>	<p>8 Cheviots Hemel Hempstead Hertfordshire HP2 5RD</p>	<p>Licence holder(s): Reynolds Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU</p> <p>Person(s) managing the licensed HMO: Reynolds Living Limited Station Road, North Street, Havant, Hampshire, PO9 1QU</p>	<p>Maximum permitted number of: Households: 6 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 6</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M058129</p> <p>Licence valid from: 12 April 2024 to: 11 April 2029</p>	<p>8 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN</p>	<p>Licence holder(s): Axelrod Properties Limited 21 Monks Horton Way, St Albans, Herts, AL1 4HA</p> <p>Person(s) managing the licensed HMO: Mr Nick Smith 1 Selwyn Avenue, Hatfield, Herts, AL10 9NR</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M058190</p> <p>Licence valid from: 29 February 2024 to: 27 February 2029</p>	<p>112 New Park Drive Hemel Hempstead Hertfordshire HP2 4QW</p>	<p>Licence holder(s): Mrs Alison Williams Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ</p> <p>Person(s) managing the licensed HMO: Mrs Alison Williams Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ</p>	<p>Maximum permitted number of: Households: 5 Occupants: 6</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	
<p>1. <insert additional condition here></p> <p>2. <insert additional condition here></p> <p>3. <insert additional condition here></p>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M058299</p> <p>Licence valid from: 8 May 2024 to: 7 May 2029</p>	<p>53 Turners Hill Hemel Hempstead Hertfordshire HP2 4LH</p>	<p>Licence holder(s): Koii 168 Limited Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD</p> <p>Person(s) managing the licensed HMO: Koii 168 Limited Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD</p>	<p>Maximum permitted number of: Households: 5 Occupants: 9</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 1 WCs: 1 WHBs: 1 Showers: 1 Kitchens: 2</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 158 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Standard licence conditions

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

Management Arrangements

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

Letting Arrangements

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

Display of information in the property

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

Anti-social Behaviour

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

Refuse Disposal

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

External Areas

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

Electrical System

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

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

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

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

Gas Installation

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

Electrical appliances made available by the licence holder

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

Furniture Safety

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

Gas, Electricity and Water Supply

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

Fire Safety

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