

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 For details of historic licences, or licences which have been revoked, surrendered or superseded, please contact us.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

By email pshousing@dacorum.gov.uk

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

HP1 1DN

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

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.

Reuse of data

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	rs
M040844			Maximum perm Households: 7	nitted number of: Occupa 7	nts:
Licence valid from: 10 October 2019 to: 9 October 2024		Licence holder(s): Mr Mohammad Nasar Hussain 6 Lower Barn, Hemel Hempstead, Hertfordshire, HP3 9QL Person(s) managing the licensed HMO: Mr Mohammad Nasar Hussain 6 Lower Barn, Hemel Hempstead, Hertfordshire, HP3 9QL conditions applying to this licence, if any: page 147 for standard conditions	No. of storeys a No. of storeys b No. of rooms po No. of rooms po (Where HMO co No. of self-cont No. of non self- Shared ameniti Sinks: 1 WHBs: 3 Summary in	nelow ground: 0 Troviding sleeping accommonists of flats) Trained flats: 0 Troviding living accommonists of flats: 7	WCs: 3 Kitchens: 1

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M044773 **Occupants:** Households: 6 6 No. of storeys above ground: 3 Licence holder(s): No. of storeys below ground: 0 Mr Colin Claydon 217 Jupiter Drive Atalayla, The Green, Croxley Green, Rickmansworth, WD3 3HX No. of rooms providing sleeping accommodation: 6 **Hemel Hempstead** Licence valid from: No. of rooms providing living accommodation: 2 Hertfordshire 12 August 2019 Person(s) managing the licensed HMO: HP2 5NQ (Where HMO consists of flats) Mr Colin Claydon to: Atalaya, The Green, Croxley Green, Rickmansworth, Herts, WD3 3HX No. of self-contained flats: 0 11 August 2024 No. of non self-contained flats: 0 Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1 Non-standard conditions applying to this licence, if any: Summary information of any matter referred to (see page 147 for standard conditions) First Tier / Upper Tribunal, and decision:

Maximum permitted number of: Households: Occupants: 6 No. of storeys above ground: 3 No. of storeys below ground: 0 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1	Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
23 Malvern Way Hemel Hempstead Licence valid from: Licence valid from: SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1	M045978			Households:	Occupants:	
13 September 2019 to: 12 September 2024 HP2 5RB Person(s) managing the licensed HMO: SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW No. of self-contained flats: 6 No. of non self-contained flats: 6 Shared amenities: Sinks: 0 Baths: 1 WCs: 2	13 September 2019 to:	Hemel Hempstead Hertfordshire HP2 5RB Non-standard	SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW Person(s) managing the licensed HMO: SJS Partners Ltd Suite 113 28A Church Lane, Stanmore, Middlesex, HA7 4AW conditions applying to this licence, if any:	No. of storeys abo No. of storeys belo No. of rooms prov No. of rooms prov (Where HMO cons No. of self-contain No. of non self-cor Shared amenities: Sinks: 0 WHBs: 2 Summary infor	ve ground: 3 ow ground: 0 iding sleeping accommodation: 6 iding living accommodation: 1 iists of flats) ied flats: 0 intained flats: 6 Baths: 1 WCs: 2 Showers: 0 Kitchens: 1	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particular	rs
M046254			Maximum permitt Households: 5	ed number of: Occupai	nts:
Licence valid from: 23 August 2021 to: 22 August 2026	125 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL	Licence holder(s): Mr Paul Ashman Suite 102, 46 Eversholt Street, London, NW1 1DA Person(s) managing the licensed HMO: Jeanette Squires 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE		ow ground: 0 iding sleeping accominiting living accommonists of flats) and flats: 0 antained flats: 5	
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matte Upper Tribunal, and	

Register of licences: Houses in Multiple Occupation

Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars	
M046269			Maximum permitted Households: 6	number of: Occupants: 9
Licence valid from: 20 December 2019 to: 19 December 2024		Licence holder(s): Sheridan Blue Ltd First Floor, 85 Great Portland Street, London, W1W7LT Person(s) managing the licensed HMO: Aaron Marks 93 Kingswood Road, Watford, WD25 0EQ conditions applying to this licence, if any: 2 page 147 for standard conditions)	No. of storeys above No. of storeys below No. of rooms providin No. of rooms providin (Where HMO consists No. of self-contained No. of non self-conta Shared amenities: Sinks: 2 WHBs: 3 Summary informs	ground: 3 ground: 0 ng sleeping accommodation: 6 ng living accommodation: 1 s of flats) flats: 0

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	Property particulars		
M046745			Maximum permitted no Households:	umber of: Occupants: 5		
Licence valid from: 28 November 2019 to: 27 November 2024	10 Wheelers Lane Hemel Hempstead Hertfordshire HP3 9JE	Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD Person(s) managing the licensed HMO: Ms Julie Williams 35 Grafton Way, London, W1T 5BD	No. of rooms providing (Where HMO consists of the No. of self-contained flow). Of non self-contained shared amenities: Sinks: 1 Birth Bi	round: 0 g sleeping accommodation: 5 g living accommodation: 0 of flats) ats: 0 ed flats: 5 aths: 1 WCs: 2 howers: 1 Kitchens: 1		
		conditions applying to this licence, if any: page 147 for standard conditions)		ion of any matter referred to er Tribunal, and decision:		

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M046865			Maximum permitt Households: 5	ted number of: Occupants: 5
Licence valid from: 20 December 2019 to: 19 December 2024	25 Cambrian Way Hemel Hempstead Hertfordshire HP2 5TA	Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU	No. of rooms prov (Where HMO cons No. of self-contain No. of non self-co Shared amenities: Sinks: 1 WHBs: 1	ow ground: 0 viding sleeping accommodation: 5 viding living accommodation: 1 sists of flats) ned flats: 0 ntained flats: 5 Baths: 0 WCs: 1 Showers: 1 Kitchens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matter referred to Upper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M046867			Maximum permitted n Households: 5	umber of: Occupants: 5	
Licence valid from: 8 November 2019 to: 7 November 2024	Licence holder(s): LINS Property Developments Ltd 35 Grafton Way, London, W1T 5BD Person(s) managing the licensed HMO: Julie Williams 35 Grafton Way, London, W1T 5BD		No. of storeys above ground: 2 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1 (Where HMO consists of flats) No. of self-contained flats: 0 No. of non self-contained flats: 5 Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1		
		conditions applying to this licence, if any: e page 147 for standard conditions)	Summary informat	ion of any matter referred to er Tribunal, and decision:	

Page 10 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars	
M046869			Maximum permitted Households:	number of: Occupants: 5
Licence valid from: 2 September 2019 to: 1 September 2024	7 Boxted Road Hemel Hempstead Hertfordshire HP1 2QH	Licence holder(s): Mr Jillul Islam 54 Queensway, Hemel Hempstead, Herts, HP2 5HA Person(s) managing the licensed HMO: JEN Homes Limited T?A 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE	No. of rooms providing (Where HMO consists No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 0	ground: 0 ng sleeping accommodation: 5 ng living accommodation: 1 s of flats) flats: 0 ined flats: 0 Baths: 0 WCs: 0 Showers: 0 Kitchens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		ation of any matter referred to per Tribunal, and decision:
	1. <insert additional="" condit<="" th=""><th>cion here></th><th></th><th></th></insert>	cion here>		
	2. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td></insert>	ion here>		
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td></insert>	cion here>		

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	operty particulars
	8 Cheviots Hemel Hempstead Hertfordshire HP2 5RD	Key contacts Licence holder(s): Grey Hawk LTD Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD1 1HP Person(s) managing the licensed HMO: Geoffrey Emmerson 1 Chorleywood House, Chorleywood House Drive, Chorleywood herts, WD3 5SL conditions applying to this licence, if any: page 147 for standard conditions)	Maximum permitted not Households: 6 No. of storeys above grown No. of storeys below grown No. of rooms providing No. of rooms providing No. of self-contained flow No. of self-contained flow No. of non self-contained Shared amenities: Sinks: 1 WHBs: 1 Summary informatics	umber of: Occupants: 6 round: 2 round: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) lats: 0

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M046873			Maximum permit Households: 7	ted number of: Occupants: 9	
Licence valid from: 15 October 2019 to: 14 October 2024	63 Perry Green Hemel Hempstead Herts HP2 7ND	Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG		ow ground: 0 viding sleeping accommodation viding living accommodation: 1 sists of flats) ned flats: 0 vidined flats: 7	3
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matter referre Upper Tribunal, and decision	
	1. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td><td></td></insert>	ion here>			
	2. <insert additional="" condit<="" td=""><td></td><td></td><td></td><td></td></insert>				
	3. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td><td></td></insert>	ion here>			

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M046875 Households: **Occupants:** 6 No. of storeys above ground: 2 Licence holder(s): No. of storeys below ground: 0 **Arren Limited** 76 Hobbs Hill Road 10-12 Barnes High Street, London, SW13 9LW No. of rooms providing sleeping accommodation: 6 **Hemel Hempstead** Licence valid from: No. of rooms providing living accommodation: 1 Hertfordshire Person(s) managing the licensed HMO: 25 October 2019 **HP3 9QG** (Where HMO consists of flats) **Mr Parminder Dost** to: 8 Halland Way, Northwood, Middlesex, HA6 2AG No. of self-contained flats: 0 24 October 2024 No. of non self-contained flats: 6 Shared amenities: Sinks: 1 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1 Non-standard conditions applying to this licence, if any: Summary information of any matter referred to (see page 147 for standard conditions) First Tier / Upper Tribunal, and decision: 1. <insert additional condition here> 2. <insert additional condition here> 3. <insert additional condition here>

Page 14

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M046876			Maximum perm Households: 5	nitted number of: Occup	ants:
Licence valid from: 29 November 2019 to: 28 November 2024	12 Six Acres Hemel Hempstead Hertfordshire HP3 8HY	Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW Person(s) managing the licensed HMO: Mr Parminder Dost 8 Halland Way, Northwood, Middlesex, HA6 2AG	No. of rooms pr (Where HMO co No. of self-cont	relow ground: 0 Toviding sleeping according living accommonsists of flats) Tained flats: 0 Toviding living accommonsists of flats: 0 Toviding living accommonsists of flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions		formation of any mat r / Upper Tribunal, an	
	1. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>				
	2. <insert additional="" condit<="" td=""><td></td><td></td><td></td><td></td></insert>				
	3. <insert additional="" condit<="" td=""><td>tion here></td><td></td><td></td><td></td></insert>	tion here>			

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M046878			Maximum permit Households:	ted number of: Occupants: 9
Licence valid from: 31 January 2020 to: 30 January 2025	12 Lonsdale Hemel Hempstead Hertfordshire HP2 5TR	Licence holder(s): Jai Nandwani 12 Sandy Lane North, Wallington, Surrey, SM68JX Person(s) managing the licensed HMO: Jai Nandwani 12 Sandy Lane North, Wallington, Surrey, SM68JX	No. of rooms prov (Where HMO cons No. of self-contain No. of non self-co Shared amenities: Sinks: 1 WHBs: 2	viding sleeping accommodation: 7 viding living accommodation: 1 sists of flats) ned flats: 0 ontained flats: 7 : Baths: 1 WCs: 2 Showers: 1 Kitchens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matter referred to Upper Tribunal, and decision:

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M046881 **Occupants:** Households: 6 9 No. of storeys above ground: 2 Licence holder(s): No. of storeys below ground: 0 14 The Copse **Lindisfarne Properties Limited** No. of rooms providing sleeping accommodation: 6 **Hemel Hempstead** 77 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF Licence valid from: No. of rooms providing living accommodation: 1 Hertfordshire 15 October 2019 **HP1 2TA** Person(s) managing the licensed HMO: (Where HMO consists of flats) to: 77 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF No. of self-contained flats: 0 14 October 2024 No. of non self-contained flats: 6 Shared amenities: Sinks: 1 Baths: 0 WCs: 1 WHBs: 1 Showers: 0 Kitchens: 1 Non-standard conditions applying to this licence, if any: Summary information of any matter referred to (see page 147 for standard conditions) First Tier / Upper Tribunal, and decision:

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M046883 Households: **Occupants:** 6 No. of storeys above ground: 2 Licence holder(s): No. of storeys below ground: 0 **Mr Damian Watts 86 Hobletts Road** 4 Park Road, Watford, WD17 4QN No. of rooms providing sleeping accommodation: 6 **Hemel Hempstead** Licence valid from: No. of rooms providing living accommodation: 1 Hertfordshire 20 January 2020 Person(s) managing the licensed HMO: HP2 5LP (Where HMO consists of flats) **Mr Damian Watts** to: 4 Park Road, Watford, WD17 4QN No. of self-contained flats: 0 19 January 2025 No. of non self-contained flats: 6 Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1 Non-standard conditions applying to this licence, if any: Summary information of any matter referred to (see page 147 for standard conditions) First Tier / Upper Tribunal, and decision: 1. <insert additional condition here> 2. <insert additional condition here> 3. <insert additional condition here>

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M046884			Maximum permiti Households: 6	Occupa 7	ants:
Licence valid from: 30 April 2020 to: 29 April 2025	1 Runcorn Crescent Hemel Hempstead Hertfordshire HP2 6DG	Licence holder(s): Mr. Simon Weir-Rhodes 60 Scottswood Road, Watford, Hertfordshire, WD2 32DN Person(s) managing the licensed HMO: Mr. Simon Weir-Rhodes 60 Scottswood Road, Watford, Hertfordshire, WD2 32DN	· ·	ow ground: 0 viding sleeping acconviding living accomm sists of flats) ned flats: 0 ontained flats: 6	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		rmation of any matt 'Upper Tribunal, and	

Page 19 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
Licence valid from: 23 September 2019 to: 22 September 2024 71 Bennetts End Ro Hemel Hempstead Hertfordshire HP3 8DU	71 Bennetts End Road Hemel Hempstead	Licence holder(s): AMG Business Services Ltd Station House, North street, Havant, Hampshire, PO9 1QU	Maximum permitted number of: Households: Occupants: 8 No. of storeys above ground: 2 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 8 No. of rooms providing living accommodation: 1		
	HP3 8DU	Person(s) managing the licensed HMO: Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST	(Where HMO consist No. of self-contained No. of non self-conta Shared amenities: Sinks: 1 WHBs: 2	es of flats) If flats: 0 Initialization of the state of t	
		conditions applying to this licence, if any: page 147 for standard conditions)		ation of any matter referred to oper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M046910			Maximum permitted Households:	I number of: Occupants: 5		
Licence valid from: 31 March 2020 to: 30 March 2025	115 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL	Licence holder(s): Geoff King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF Person(s) managing the licensed HMO: Geoff King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF	No. of storeys above ground: 3 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 0 (Where HMO consists of flats) No. of self-contained flats: 5 No. of non self-contained flats: 0 Shared amenities: Sinks: 1 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1			
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to opper Tribunal, and decision:		
	 1. <insert additional="" conditi<="" conditional="" td=""><td>tion here></td><td></td><td></td><td></td></insert>	tion here>				

Page 21 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M047004			Maximum permi Households: 7	Оссир 9	pants:
Licence valid from: 18 June 2020 to: 17 June 2025	10 Lomond Road Hemel Hempstead Hertfordshire HP2 6PA	Licence holder(s): Mike Comber 70 Westbury Road, Northwood, HA6 3BY Person(s) managing the licensed HMO: Stephen Benjamin 90 Walm Lane, London, NW2 4QY	· ·	elow ground: 0 Dividing sleeping according living accommensists of flats) Sined flats: 0 Contained flats: 7	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any mat / Upper Tribunal, an	

Page 22 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M047049			Maximum permitted Households:	d number of: Occupants: 6	
Licence valid from: 3 February 2020 to: 2 February 2025		ion here>	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide (Where HMO consist No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 1 Summary inform	e ground: 2 v ground: 0 ling sleeping accommodation: 6 ling living accommodation: 0 ts of flats) d flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M047146	Licence holder(s): 269 St Agnells Lane Hemel Hempstead Licence holder(s): BRIJ UK LTD 11 Langley Drive, Brentwood, CM14 4QD		Maximum permitted number of: Households: Occupants: 5 No. of storeys above ground: 2 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 5		
Licence valid from:	Hertfordshire HP2 6EQ	Person(s) managing the licensed HMO: MTO Investments Ltd 23-25 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LA	No. of rooms provided (Where HMO consists No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ed flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary inforr	mation of any matter referred to Jpper Tribunal, and decision:	

Page 24

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M047193			Maximum permit Households:	tted number of: Occup 7	pants:	
Licence valid from: 14 September 2020 to: 13 September 2025	54 Ellingham Road Hemel Hempstead Hertfordshire HP2 5LJ	Licence holder(s): Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Elizabeth Robinson 54 Manorville Road, Hemel Hempstead, Hertfordshire, HP3 0AP Person(s) managing the licensed HMO: Elizabeth Robinson 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF		low ground: 0 Aviding sleeping acconditional living accommusists of flats) Sined flats: 6 Contained flats: 0		
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any mat / Upper Tribunal, an		
	1. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>					
	2. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>					
	3. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td><td></td></insert>	ion here>				

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	Property particulars		
M047204 Licence valid from: H H	Licence holder(s): Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB Person(s) managing the licensed HMO: Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB		Occupants: 6 ound: 2			
		Sunil Modhvadia 3 Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB	WHBs: 2 Sh	ats: 0 ed flats: 0 aths: 1 WCs: 2 nowers: 2 Kitchens: 1		
		e page 147 for standard conditions)		on of any matter referred to er Tribunal, and decision:		

Page 26 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	F	Property particulars
M047214 Licence valid from: 18 September 2019 to: 17 September 2024	26 Martian Avenue Hemel Hempstead Hertfordshire HP2 5PL	Licence holder(s): Ms Jennifer Kenton 14 Langley Road, Watford, Herts, WD17 4PT Person(s) managing the licensed HMO:	No. of rooms providi (Where HMO consist. No. of self-contained No. of non self-conta Shared amenities:	Occupants: 5 ground: 2 ground: 0 ng sleeping accommodation: 6 ng living accommodation: 0 s of flats) I flats: 0 ained flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)	Sinks: 1 WHBs: 2 Summary inform	Baths: 1 WCs: 2 Showers: 2 Kitchens: 1 ation of any matter referred to oper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M047222			Maximum permiti Households: 5	ted number of: Occup 5	pants:
Licence valid from: 4 December 2019 to: 3 December 2024	194 Lawn Lane Hemel Hempstead Hertfordshire HP3 9JF	Licence holder(s): Mr Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD Person(s) managing the licensed HMO: Mr Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD		low ground: 0 viding sleeping accommoding living accommodists of flats) ned flats: 0 ontained flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any mat Upper Tribunal, an	
	1. <insert additional="" condit<="" th=""><th>cion here></th><th></th><th></th><th></th></insert>	cion here>			
	2. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td><td></td></insert>	cion here>			
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td><td></td></insert>	cion here>			

Page 28 Last updated: 25/06/2024

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M047223 Households: **Occupants:** 6 6 No. of storeys above ground: 0 Licence holder(s): No. of storeys below ground: 0 4 E s and Rest Ltd 46 Bury Hill 1 Idaho Park, Prestwood, Great Missendden, HP16 OUJ No. of rooms providing sleeping accommodation: 6 **Hemel Hempstead** Licence valid from: No. of rooms providing living accommodation: 1 Hertfordshire 4 July 2019 Person(s) managing the licensed HMO: **HP1 1SP** (Where HMO consists of flats) Joan Madeline Patch to: 1 Idaho Park, Prestwood, Great Missenden, HP160UJ No. of self-contained flats: 0 3 July 2024 No. of non self-contained flats: 0 Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 0 Showers: 1 Kitchens: 1 Non-standard conditions applying to this licence, if any: Summary information of any matter referred to (see page 147 for standard conditions) First Tier / Upper Tribunal, and decision: 1. <insert additional condition here> 2. <insert additional condition here> 3. <insert additional condition here>

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

Page 30

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M047377			Maximum permi Households: 6	tted number of: Occupants: 6	
Licence valid from: 17 September 2019 to: 16 September 2024	10 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN	Licence holder(s): Lashlake Property Limited Ravenscliffe Mills, Calverley, Pudsey, Yorkshire, LS28 5RY Person(s) managing the licensed HMO: Mr Steven Knight 2 Park Hill Road, Hemel Hempstead, Herts, HP1 1TW		elow ground: 0 Eviding sleeping accommodationsists of flats) Eined flats: 0 Eontained flats: 6 Es: Baths: 1 W	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any matter re / Upper Tribunal, and dec	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
		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 Person(s) managing the licensed HMO: Mrs Gwyneth Lee	Maximum permitte Households: 5 No. of storeys abov No. of storeys belov No. of rooms provid No. of rooms provid (Where HMO consis No. of self-containe	d number of: Occupants: 6 e ground: 2 w ground: 0 ding sleeping accommodation: 5 ding living accommodation: 1 ests of flats) ed flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)		Baths: 0 WCs: 1 Showers: 1 Kitchens: 1 mation of any matter referred to Upper Tribunal, and decision:

Page 32

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M047985 Licence valid from: 16 July 2019 to: 15 July 2024	45 Lawn Lane Hemel Hempstead Hertfordshire HP3 9HL	Licence holder(s): AH LETTINGS LTD 27 Middle Way, Watford, Hertfordshire, WD24 6HN Person(s) managing the licensed HMO: Mr Amad-ul Hassan 27 Middle Way, Watford, Hertfordshire, WD24 6HN	· ·	Occupants: 5 ve ground: 3 vw ground: 0 ding sleeping accommodation: 6 ding living accommodation: 0 ists of flats) ed flats: 0	
	Schedule 4 SCHEDULE OF WORKS REQUISITION Note: This Schedule details in order to comply with the becompleted within the time of the completed within the time of the complete within the time of the complete within the complete within the complete within the time of the complete within the complete within the complete within the complete within the time of the complete within the time of the complete within the time of the complete within the complete within the time of the complete within the complete within the complete within the time of the complete within the c	TARY CONVENIENCES (SHARED) efective paint to the ceiling in the corate using a suitable paint. osed wiring to the right side wall in laster the hole in the wall flush with	Summary infor	mation of any matter referred to Upper Tribunal, and decision:	

Dacorum Borough Council Last updated: 25/06/2024

3. Replace the shower tray fascia in the first floor shower room.

KITCHENS (SHARED)

- 4. Replace the missing stop plug to the sink.
- 5. Box in the boiler pipe work in a suitable enclosure.

FIRE PRECAUTIONARY FACILITIES

- 6. Remove all items stored in the ground floor entrance hallway. The fire escape must be kept clear of obstruction at all times.
- 7. Remove all hooks fitted to the internal sides of the fire doors throughout. Fill in any holes with intumescent paste.
- 8. Provide an intumescent strip and smoke seal to the under stair cupboard door.
- 9. Tighten the self-closers to the fire doors throughout the property so that they are capable of engaging the latch when closing.
- 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.

ELECTRICAL SUPPLY

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.

MANAGEMENT

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

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 incompliance 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.

 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
		Licence holder(s): Mr Ghalib Boutany 35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN Person(s) managing the licensed HMO: Mr Ghalib Boutany 35 Marriotts Way, Hemel Hempstead, Hertfordshire, HP3 9EN	Maximum permitted Households: 5 No. of storeys above No. of storeys below No. of rooms provid	d number of: Occupants: 8 e ground: 2 w ground: 0 ding sleeping accommodation: 5 ding living accommodation: 2 exts of flats) ed flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to apper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts	P	Property particulars	
M048128			Maximum permitted Households:	number of: Occupants:	
Licence valid from: 24 November 2020 to: 23 November 2025	9 Wensleydale Hemel Hempstead Hertfordshire HP2 5TF Licence holder(s): Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA Person(s) managing the licensed HMO: Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA		No. of storeys above ground: 3 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 0 (Where HMO consists of flats) No. of self-contained flats: 0 No. of non self-contained flats: 7 Shared amenities: Sinks: 1 Baths: 1 WCs: 3 WHBs: 4 Showers: 2 Kitchens: 1		
	Non-standard conditions applying to this licence, if any: (see page 147 for <u>standard conditions</u>)			ation of any matter referred to per Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts	Pi	roperty particulars
M048155			Maximum permitted Households: 5 No. of storeys above a	Occupants:
Licence valid from: 24 November 2020 to: 23 November 2025	11 Wensleydale Hemel Hempstead Hertfordshire HP2 5TF	Licence holder(s): Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL5 1BA Person(s) managing the licensed HMO: Catherine Hicks 33 Cravells Road, Harpenden, Herts, AL51BA	No. of storeys below and No. of rooms providing No. of rooms providing (Where HMO consists) No. of self-contained No. of non self-contained Shared amenities: Sinks: 2 WHBs: 2	ground: 0 ng sleeping accommodation: 6 ng living accommodation: 0 s of flats) flats: 0 ined flats: 6 Baths: 2 WCs: 3 Showers: 2 Kitchens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		ation of any matter referred to per Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particu	lars
M048301 Licence valid from:	27 Corner Hall Avenue Hemel Hempstead	Licence holder(s): Mr Andy Cattigan 25B Old Airfield Ind Est, Cheddington Lane, Long Marston, Tring, Buckinghamshire, HP23 4QR	•	Occu 6 oove ground: 2 elow ground: 0 oviding sleeping acco	
Licence valid from: 26 July 2019 to: 25 July 2024 Hertfordshire HP3 9EE	Person(s) managing the licensed HMO: Mr Andy Cattigan 25B Old Airfield Ind Est, Cheddington Lane, Long Marston, Tring, Buckinghamshire, HP23 4QR	No. of rooms pro (Where HMO cor No. of self-conta No. of non self-co Shared amenities Sinks: 1 WHBs: 2	ined flats: 0 ontained flats: 0	wCs: 2 Kitchens: 1	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any ma / Upper Tribunal, a	

Page 40

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	lars
M048467 Licence valid from: 31 July 2020 to: 30 July 2025	10 Tannsfield Drive Hemel Hempstead Hertfordshire HP2 5LG	Licence holder(s): Tracy Khan 66 Tile Kiln Lane, Hemel Hempstead, Hertfordshire, HP3 8NH Person(s) managing the licensed HMO: Gavin Tuohy 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ	· ·	Occup 5 pove ground: 2 elow ground: 0 oviding sleeping accomposition of flats) ained flats: 0 contained flats: 5	mmodation: 5
		conditions applying to this licence, if any:	WHBs: 2 Summary inf	Showers: 0 Formation of any material or the state of t	Kitchens: 1 tter referred to
	1. <insert additional="" condit<="" p=""> 2. <insert additional="" condit<="" p=""></insert></insert>	cion here>	First Tier	/ Upper Tribunal, ar	nd decision:
	3. <insert additional="" condit<="" th=""><th>cion here></th><th></th><th></th><th></th></insert>	cion here>			

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M048471			Maximum permitte Households: 7	ed number of: Occupants: 11	
Licence valid from: 30 April 2020 to: 29 April 2025	22 Mulready Walk Hemel Hempstead Hertfordshire HP3 9FS	Licence holder(s): Nisa Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD Person(s) managing the licensed HMO: lan Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD	· ·	w ground: 0 ding sleeping accommodation: 7 ding living accommodation: 1 sts of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary infor	mation of any matter referred to Jpper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M048572			Maximum permi Households: 5	tted number of: Occupa 9	ants:
Licence valid from: 7 September 2021 to: 6 September 2026	131 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL	Licence holder(s): Mr Khilan Hingrajia 8 Yeatman Road, London, W6 4DT Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT	No. of storeys above ground: 3 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 5 No. of rooms providing living accommodation: 1 (Where HMO consists of flats) No. of self-contained flats: 5 No. of non self-contained flats: 0 Shared amenities: Sinks: 1 Baths: 0 WCs: 0 WHBs: 0 Showers: 0 Kitchens: 1		odation: 1 WCs: 0
	Non-standard conditions applying to this licence, if any: (see page 147 for <u>standard conditions</u>)			ormation of any matt / Upper Tribunal, and	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M048584			Maximum permitte Households: 5	ed number of: Occupants: 9	
Licence valid from: 3 March 2020 to: 2 March 2025		Licence holder(s): Mr Alberto & Jacqueline Valota 1 Romeland Hill, St Albans, Hertfordshire, AL3 4ET Person(s) managing the licensed HMO: Jen Homes Ltd T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide (Where HMO consistence) No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 1 Summary inform	ve ground: 3 w ground: 0 ding sleeping accommodation ding living accommodation sts of flats) ed flats: 0 tained flats: 5 Baths: 0 WC	n: 0 Cs: 0 Chens: 1 Cerred to

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	S
M048656			Maximum permitt Households: 4	Occupar 7	nts:
Licence valid from: 24 October 2019 to: 23 October 2024	15 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE	Licence holder(s): Olga Wlodarska-Woda 42 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HD Person(s) managing the licensed HMO: Olga Wlodarska-Woda 42 Pescot Hill, Hemel Hempstead, Hertfordshire, HP1 3HD	· ·	ow ground: 0 riding sleeping accommiding living accommodes sists of flats) ned flats: 0 ntained flats: 4	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		rmation of any matte Upper Tribunal, and o	

s: Houses in Multiple Occupation Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M048660			Maximum permitte Households: 5	d number of: Occupants: 9	
Licence valid from: 21 January 2020 to: 20 January 2025	63 Dunlin Road Hemel Hempstead Hertfordshire HP2 6LY	Licence holder(s): Ogo Chuma 7 Rushdene Close, Northolt, Middlesex, UB56NR Person(s) managing the licensed HMO: Ogo Chuma 7 Rushdene Close, Northolt, Middlesex, UB56NR	No. of rooms provid (Where HMO consis No. of self-containe No. of non self-cont Shared amenities: Sinks: 1 WHBs: 2	w ground: 0 ding sleeping accommodation: 5 ding living accommodation: 0 sits of flats) ed flats: 0 tained flats: 5 Baths: 0 WCs: 3 Showers: 2 Kitchens: 1	
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to Ipper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	ars
M048788			Maximum permitt Households: 6	ed number of: Occup	pants:
Licence valid from: 12 February 2020 to: 11 February 2025	90 Horsecroft Road Hemel Hempstead Hertfordshire HP1 1PX	Licence holder(s): Mr Aeron Mathers 13 Market Square, Horsham, West Sussex, RH12 1EU Person(s) managing the licensed HMO: Hemel Lets Limited 13 Market square, Horesham, West Sussex, RH12 1EU		ow ground: 0 iding sleeping accommists of flats) ned flats: 1 ntained flats: 5	
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any mat Upper Tribunal, an	
	1. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>				
	2. <insert additional="" condit<="" td=""><td></td><td></td><td></td><td></td></insert>				
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td><td></td></insert>	cion here>			

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	operty particulars
M048790 Licence valid from: 13 January 2020 to: 12 January 2025	103 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL	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 Person(s) managing the licensed HMO: Trina Lawson 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE	No. of rooms providing (Where HMO consists of No. of self-contained flow) No. of non self-contained flows. Shared amenities:	Occupants: 8 round: 3 round: 0 g sleeping accommodation: 6 g living accommodation: 0 of flats) lats: 0 ned flats: 0 saths: 0 WCs: 0
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary informat	howers: 0 Kitchens: 1 tion of any matter referred to the Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	ars
M048794			Maximum permi Households:	Оссир 8	pants:
Licence valid from: 12 March 2020 to: 11 March 2025	219 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NQ	Licence holder(s): Jennifer Kenton 14 Langley Road, Watford, WD17 4PT Person(s) managing the licensed HMO: Ms Jennifer Kenton 14 Langley Road, Watford, WD17 4PT	No. of rooms pro (Where HMO con No. of self-conta	elow ground: 0 oviding sleeping according living accomminates of flats) sined flats: 0 contained flats: 8	
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any mat / Upper Tribunal, an	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M048813			Maximum permit Households:	tted number of: Occupant 5	ts:
Licence valid from: 4 December 2019 to: 3 December 2024		Licence holder(s): Alex Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS Person(s) managing the licensed HMO: Alex Francis 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms pro (Where HMO cor No. of self-contai No. of non self-co Shared amenities Sinks: 1 WHBs: 3	elow ground: 0 Eviding sleeping accommodition of the providing living accommoditions of the providing living accommoditions of the providing living accommodition of the providing states of the providing accommodition of the providing accommoditi	wCs: 2 Kitchens: 1 referred to

Licence number & dates	Address of the licensed HMO	Key contacts		Property particular	s
M048847			Maximum permitte Households: 5	d number of: Occupar 5	nts:
Licence valid from: 24 December 2019 to: 23 December 2024	231 St Agnells Lane Hemel Hempstead Hertfordshire HP2 6EG	Licence holder(s): Sandra Mellish 118 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BD Person(s) managing the licensed HMO: Sandra Mellish 118 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8BD conditions applying to this licence, if any:	No. of rooms provid No. of rooms provid (Where HMO consis No. of self-containe No. of non self-cont Shared amenities: Sinks: 1 WHBs: 2 Summary inform	w ground: 0 ling sleeping accommoding living accommodits of flats) d flats: 0 cained flats: 5 Baths: 1 Showers: 2 nation of any matte	WCs: 2 Kitchens: 1
	(see	page 147 for <u>standard conditions</u>)	First Tier / U	pper Tribunal, and	decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M048862 Licence valid from: 23 December 2019	9 Saturn Way Hemel Hempstead Hertfordshire	Licence holder(s): Ian Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 0DD Person(s) managing the licensed HMO:		Occupants: 8 ve ground: 3
to: 22 December 2024 HP2 5NY	Person(s) managing the licensed HMO: lan Ross 8 The Lindens, Hemel Hempstead, Hertfordshire, HP3 ODD	(Where HMO consist No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ed flats: 0 tained flats: 7 Baths: 1 Showers: 1 Kitchens: 1	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter referred to Jpper Tribunal, and decision:

Register of ficences. Houses in Multiple Occupation

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M049179			Maximum permitte Households:	ed number of: Occup	ants:
141043173			5	5	
Licence valid from: 2 September 2019 to: 1 September 2024	13 Washington Avenue Hemel Hempstead Hertfordshire HP2 6AA	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 Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide No. of rooms provide No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ve ground: 3 w ground: 0 ding sleeping according living accomm sts of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any mati Jpper Tribunal, and	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M049389			Maximum permitt Households: 6	Occupar 12	nts:
Licence valid from: 11 December 2020 to: 10 December 2025	1 St Michaels Avenue Hemel Hempstead Hertfordshire HP3 8HF	Licence holder(s): Mat Roe 44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB Person(s) managing the licensed HMO: Mat Roe 44 Opus House, Charrington Place, St Albans, Herts, AL1 3DB	· ·	ow ground: 0 riding sleeping accommoditions living accommoditions of flats) ned flats: 0 ntained flats: 6	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		rmation of any matte Upper Tribunal, and o	

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M049440 **Occupants:** Households: 10 10 No. of storeys above ground: 2 Licence holder(s): No. of storeys below ground: 1 Longfield **Alastair Ames Aylesbury Road** 15 Dobbins Lane, Wendover, Aylesbury, HP22 6BZ No. of rooms providing sleeping accommodation: 10 Licence valid from: Tring No. of rooms providing living accommodation: 2 5 May 2020 Person(s) managing the licensed HMO: Herts (Where HMO consists of flats) **HP23 4DH Alastair Ames** to: 15 Dobbins Lane, Wendover, Aylesbury, HP22 6BZ No. of self-contained flats: 0 4 May 2025 No. of non self-contained flats: 10 Shared amenities: Sinks: 2 Baths: 1 WCs: 5 WHBs: 7 Showers: 5 Kitchens: 2 Non-standard conditions applying to this licence, if any: Summary information of any matter referred to (see page 147 for <u>standard conditions</u>) First Tier / Upper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particular	rs
M049606			Maximum perm Households: 4 No. of storeys al	itted number of: Occupal 5	nts:
Licence valid from: 2 November 2021 to: 1 November 2026	87 Saturn Way Hemel Hempstead Hertfordshire HP2 5PD	Licence holder(s): Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX Person(s) managing the licensed HMO: Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX	No. of storeys be No. of rooms pro No. of rooms pro (Where HMO co No. of self-conta	elow ground: 0 oviding sleeping accommo oviding living accommo insists of flats) ained flats: 0 contained flats: 4	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		formation of any matte / Upper Tribunal, and	

Page 56

Register of licences: Houses in Multiple Occupation

Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M049753			Maximum permitte Households: 6	ed number of: Occupants: 6		
Licence valid from: 27 October 2019 to: 26 October 2024	187 Washington Avenue Hemel Hempstead Hertfordshire HP2 6BB	Licence holder(s): Alison Martin 2 Woodland Close, Hemel Hempstead, Hertfordshire, HP1 1RQ Person(s) managing the licensed HMO: Alison Martin 2 Woodland Close, Hemel Hempstead, Hertfordshire, HP1 1RQ	No. of storeys above ground: 3 No. of storeys below ground: 0 Hertfordshire, HP1 1RQ No. of rooms providing sleeping a No. of rooms providing living acc (Where HMO consists of flats)			
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter referred to Jpper Tribunal, and decision:		

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	12 Mayflower Avenue Hemel Hempstead Hertfordshire HP2 4AE	Key contacts Licence holder(s): Silvertree Homes Ltd 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ Person(s) managing the licensed HMO: Gavin Tuohy 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms prov (Where HMO cons No. of self-contain No. of non self-cor Shared amenities: Sinks: 1 WHBs: 2 Summary infor	ed number of: Occupants: 5 ve ground: 2 ow ground: 0 iding sleeping accommodation: iding living accommodation: ists of flats) ed flats: 0 htained flats: 0 Baths: 1 WCs:	2 ens: 1

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M050402			Maximum permitte Households: 6	ed number of: Occupants: 6	
Licence valid from: 3 March 2020 to: 3 September 2024	Junipers 7a Great Road Hemel Hempstead Hertfordshire HP2 5LB	Licence holder(s): Anjali Singh 3 White House Court, Amersham, Chesham, HP6 5FD Person(s) managing the licensed HMO: Arren Limited 10 - 12 Barnes High Street, London, SW13 9LW	· ·	w ground: 0 ding sleeping accommodation: 6 ding living accommodation: 1 sts of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter referred to Jpper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M050510		Licence holder(s):	Maximum permitte Households: 5 No. of storeys above	Occupants:
Licence valid from: 20 December 2021 to: 19 December 2026	5 Severnmead Hemel Hempstead Hertfordshire HP2 6DX	Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS Person(s) managing the licensed HMO: Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS	No. of storeys below	w ground: 0 ding sleeping accommodation: 6 ding living accommodation: 0 sts of flats) ed flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary inform	mation of any matter referred to Jpper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M050559 Licence valid from:	8 Cambrian Way Hemel Hempstead Hertfordshire	Licence holder(s): Grey Hawk Ltd Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP Person(s) managing the licensed HMO:		ted number of: Occupants 7 ove ground: 2	odation: 6
to: 17 July 2024 HP2 5RH	Grey Hawk Ltd Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP	(Where HMO cons No. of self-contain No. of non self-co Shared amenities Sinks: 2 WHBs: 2	ned flats: 0 ntained flats: 6 : Baths: 2	WCs: 2 Kitchens: 1	
		page 147 for standard conditions)		Upper Tribunal, and de	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	11 The Glen Hemel Hempstead Hertfordshire HP2 6EL Non-standard	Licence holder(s): Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE 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 conditions applying to this licence, if any: page 147 for standard conditions) tion here>	No. of rooms provi (Where HMO consi- No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ed number of: Occupant 8 ve ground: 3 ow ground: 0 ding sleeping accomm ding living accommod ists of flats) ed flats: 0	wCs: 2 Kitchens: 1 referred to

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	HMO 62 Hobbs Hill Road Hemel Hempstead Hertfordshire HP3 9QF	Licence holder(s): HRK Property LTD Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW HRK Property Ltd Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW conditions applying to this licence, if any:	No. of rooms prov (Where HMO cons No. of self-contain No. of non self-cor Shared amenities: Sinks: 1 WHBs: 2 Summary infor	ed number of: Occupants: 8 ve ground: 2 ow ground: 0 iding sleeping accommodation: 1 ists of flats) ed flats: 0 ntained flats: 6 Baths: 1 WCs: 2 Showers: 2 Kitche	2 ns: 1
		page 147 for <u>standard conditions</u>)	THISC HELY	Upper Tribunal, and decision	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
	8 Westerdale Hemel Hempstead Herts HP2 5TU	Licence holder(s): Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU Adam Pemberton Station House, North Street, Havant, PO9 1QU Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU conditions applying to this licence, if any: page 147 for standard conditions)	Maximum permitted Households: 6 No. of storeys above No. of storeys below No. of rooms providi No. of rooms providi (Where HMO consist No. of self-contained No. of non self-conta Shared amenities: Sinks: 1 WHBs: 1 Summary inform	number of: Occupants: 6 ground: 3 ground: 0 ng sleeping accommodation: 6 ng living accommodation: 1 s of flats) I flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M050873			Maximum permitted Households: 6	number of: Occupants: 9	
Licence valid from: 5 January 2021 to: 4 January 2026	99 Wharfedale Hemel Hempstead Hertfordshire HP2 5TG	Licence holder(s): Wendy Harvey Four Acres Nursery, Hemel Hempstead Road, Berkhampstead, HP 1QR Person(s) managing the licensed HMO: Carter Duthie 34 Station Parade, Denham, Buckinghamshire, UB9 5ET	No. of rooms provid No. of rooms provid (Where HMO consist No. of self-contained No. of non self-conta Shared amenities: Sinks: 1 WHBs: 2	y ground: 0 ing sleeping accommodation in gliving accommodation is of flats) diflats: 0 ained flats: 6 Baths: 1 WO Showers: 1 Kit	on: 1 Cs: 2 chens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		lation of any matter refe oper Tribunal, and decis	
	1. <insert additional="" condit<="" th=""><th>ion here></th><th></th><th></th><th></th></insert>	ion here>			
	2. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td><td></td></insert>	cion here>			
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td><td></td></insert>	cion here>			

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M051189			Maximum permi Households: 5	Occupan 6	ts:
Licence valid from: 13 September 2021 to: 12 September 2026	7 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX	Licence holder(s): Mr Graham Charles Wenborn 7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX Person(s) managing the licensed HMO: Mr Graham Charles Wenborn 7 Wellbury Terrace, Hemel Hempstead, Hertfordshire, HP2 4NX		elow ground: 0 Eviding sleeping accommoding living accommodensists of flats) ined flats: 0 contained flats: 5	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any matter / Upper Tribunal, and d	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M051419			Maximum permiti Households: 4	ted number of: Occupants: 7
Licence valid from: 12 August 2021 to: 11 August 2026	11 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE	Licence holder(s): Mr Patrick Davis 35 Garston Lane, Watford, WD25 9QP Person(s) managing the licensed HMO: Mr Patrick Davis 35 Garston Lane, Watford, WD25 9QP		ow ground: 0 viding sleeping accommodation: 4 viding living accommodation: 1 sists of flats) ned flats: 0 ontained flats: 4
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary info	rmation of any matter referred to Upper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	ars
M051560			Maximum permitte Households: 6 No. of storeys above	Оссир 7	pants:
Licence valid from: 2 August 2021 to: 1 August 2026	15 Malvern Way Hemel Hempstead Hertfordshire HP2 5RB	Licence holder(s): Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU	No. of storeys above No. of rooms provi No. of rooms provi (Where HMO consisted No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ow ground: 0 iding sleeping accordiding living accommists of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		mation of any mat Upper Tribunal, an	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M051566			Maximum permitted Households:	d number of: Occupants: 10	
Licence valid from: 7 September 2021 to: 6 September 2026	2 High Street Green Hemel Hempstead Hertfordshire HP2 7AQ	Licence holder(s): Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS Person(s) managing the licensed HMO: Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS		ing sleeping accommodation: 8 ing living accommodation: 1 ts of flats) d flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to pper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	Property particulars		
		Licence holder(s): Mrs Kelly Slinn 7 Hornbeams, Bricketwood, St Albans, Herts, AL2 3SP Person(s) managing the licensed HMO: Mrs Kelly Slinn 7 Hornbeams, Bricketwood, St Albans, Herts, AL2 3SP	Maximum permitted number of: Households: Occupants: Solution No. of storeys above ground: 2 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 1 (Where HMO consists of flats) No. of self-contained flats: 0 No. of non self-contained flats: 7			
		conditions applying to this licence, if any: page 147 for standard conditions)	WHBs: 3 Sh	aths: 1 WCs: 2 nowers: 1 Kitchens: 1 on of any matter referred to er Tribunal, and decision:		

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M051707			Maximum permit Households: 6	tted number of: Occupants: 8	
Licence valid from: 9 April 2021 to: 8 April 2026	32 Rant Meadow Hemel Hempstead Hertfordshire HP3 8EQ	Licence holder(s): Stirling ALP Limited Station House, North street, Havant, PO9 1QU Person(s) managing the licensed HMO: Mr Adam Pemberton 30a Hall Park, Berkhamsted, Hertfordshire, HP4 2NU	No. of rooms pro (Where HMO con No. of self-contai No. of non self-co Shared amenities Sinks: 1 WHBs: 1	viding sleeping accommodation: 7 viding living accommodation: 2 visists of flats) ined flats: 0 ontained flats: 7 s: Baths: 0 WCs: 1 Showers: 1 Kitchens: 1	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any matter referred to / Upper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
Licence valid from: 1 October 2019 to: 30 September 2024	2 Runham Road Hemel Hempstead Hertfordshire HP3 9JB	Licence holder(s): Nicholas Pedrithes Ground Floor - Suite F, Breakspear Park Breakspear Way, Hemel Hempstead, HP2 4TZ Nicholas Pedrithes Ground Floor - Suite F, Breakspear Way, Hemel Hempstead, HP2 4 Person(s) managing the licensed HMO: Nicholas Pedrithes Ground Floor - Suite F, Breakspear Park Breakspear Way, Hemel Hempstead, HP2 4TZ LINS Property Developments Ltd Ground Floor - Suite F, Breakspear Way, Hemel Hempstead, HP2 4	No. of rooms provid (Where HMO consis No. of self-contained No. of non self-cont	Occupants: 6 e ground: 2 v ground: 0 ing sleeping accommodating living accommodation ts of flats) d flats: 0 ained flats: 6 Baths: 1 WCs	n: 1
		cion here>	Summary inform	nation of any matter refer pper Tribunal, and decision	rred to

Page 72 Last updated: 25/06/2024

Licence number & Address of the licensed **Key contacts Property particulars** dates **HMO** Maximum permitted number of: M051856 Households: Occupants: 9 No. of storeys above ground: 3 Licence holder(s): No. of storeys below ground: 0 Ms Lou Cheng Chan 3 The Wye 22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR No. of rooms providing sleeping accommodation: 7 **Hemel Hempstead** Licence valid from: No. of rooms providing living accommodation: 1 Hertfordshire Person(s) managing the licensed HMO: 14 January 2020 HP2 6EJ (Where HMO consists of flats) Ms Lou Cheng Chan to: 22 Martindale Road, Hemel Hempstead, Hertfordshire, HP1 2QR No. of self-contained flats: 0 **13 November 2025** No. of non self-contained flats: 7 Shared amenities: Sinks: 2 Baths: 1 WCs: 2 WHBs: 2 Showers: 1 Kitchens: 1 Summary information of any matter referred to Non-standard conditions applying to this licence, if any: (see page 147 for standard conditions) First Tier / Upper Tribunal, and decision: 1. <insert additional condition here> 2. <insert additional condition here> 3. <insert additional condition here>

Page 73 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M052000			Maximum permitte Households:	ed number of: Occupants: 9	
Licence valid from: 5 November 2021 to: 4 November 2026		Licence holder(s): Lawrence Boys Suite 203, Second Floor, China House, 401 Edgware Road, London, NW26GY Person(s) managing the licensed HMO: Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above No. of storeys below No. of rooms proving No. of rooms proving (Where HMO constant No. of self-containe No. of non self-containe Shared amenities: Sinks: 1 WHBs: 2 Summary infor	ve ground: 3 w ground: 1 ding sleeping accommodation: 6 ding living accommodation: 2 sts of flats) ed flats: 0	
			Sinks: 1 WHBs: 2 Summary infor	Showers: 2 Kitchens: 1 mation of any matter referred to	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M052128			Maximum permitted r Households:	number of: Occupants: 6	
Licence valid from: 31 August 2021 to: 30 August 2026		Licence holder(s): Mr Michael Boxford Unit 61, 17 Holywell Hill, St Albans, AL1 1DT Person(s) managing the licensed HMO: Mr Michael Boxford Unit 61, 17 Holywell Hill, St Albans, AL1 1DT conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above g No. of storeys below g No. of rooms providing No. of rooms providing (Where HMO consists No. of self-contained f No. of non self-contain Shared amenities: Sinks: 1 E WHBs: 2 S	ground: 2 ground: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts	Pr	roperty particulars
Licence valid from: 12 August 2021 to: 11 August 2026	130 Gadebridge Road Hemel Hempstead Hertfordshire HP1 3EP	Licence holder(s): Mr Ketan Parekh Morris Crocker Accountants, Station House, 50 North Street, Havant Hampshire, PO91QU Person(s) managing the licensed HMO: Mr Ketan Parekh Morris Crocker Accountants, Station House, 50 North Street, Havant Hampshire, PO91QU	No. of rooms providin No. of rooms providin (Where HMO consists No. of self-contained f No. of non self-contain	Occupants: 9 ground: 2 ground: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)	WHBs: 2 Summary informa	Baths: 0 WCs: 2 Showers: 2 Kitchens: 1 tion of any matter referred to per Tribunal, and decision:

Address of the licensed HMO	Key contacts		Property particula	rs
	Licence halder(s):	Maximum permit Households:	ted number of: Occupa 7	ants:
78 Allandale Hemel Hempstead Hertfordshire HP2 5AT	Paul Reynolds Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Paul Reynolds Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU	No. of storeys bell No. of rooms prov No. of rooms prov (Where HMO cons No. of self-contain No. of non self-co	ow ground: 0 viding sleeping accomviding living accommosists of flats) ned flats: 0 intained flats: 6	
	78 Allandale Hemel Hempstead Hertfordshire HP2 5AT	T8 Allandale Hemel Hempstead Hertfordshire HP2 5AT Licence holder(s): Paul Reynolds Morris Crocker, Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Paul Reynolds Morris Crocker, Station House, North Street, Havant, Hampshire,	T8 Allandale Hemel Hempstead Hertfordshire HP2 5AT HP2 5AT HP3 Allandale Rey contacts Maximum permit Households: 6 No. of storeys about No. of storeys about No. of storeys bell No. of rooms proving No. of self-contain No. of non	HMO Rey contacts Property particular Maximum permitted number of: Households: Occupa 6 7 No. of storeys above ground: 3 No. of storeys below ground: 0 No. of rooms providing sleeping accommon of rooms providing living accommon rooms providing living

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M052368			Maximum permi Households:	tted number of: Occupants: 9		
Licence valid from: 7 September 2021 to: 6 September 2026		Licence holder(s): Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Person(s) managing the licensed HMO: Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms pro (Where HMO co. No. of self-conta No. of non self-c Shared amenitie Sinks: 1 WHBs: 2	elow ground: 0 Eviding sleeping accommodation: 6 Eviding living accommodation: 1 Ensists of flats) Insed flats: 0 Contained flats: 6	1	

Page 78 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	lars
M052412			Maximum perm Households: 5	itted number of: Оссир	pants:
Licence valid from: 7 September 2021 to: 6 September 2026	133 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL	Licence holder(s): Khilan Hingrajia 8 Yeatman Road, London, N6 4DT Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT	No. of rooms pr (Where HMO co No. of self-conta	elow ground: 0 coviding sleeping according living accommensists of flats) ained flats: 5 contained flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any matry for formation of any material of the formation of t	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M052453			Maximum permitted in Households:	number of: Occupants: 6	
Licence valid from: 13 December 2021 to: 12 December 2026		Licence holder(s): Simon Goldsmith Suite 113, 28A Chruch Lane, Stanmore, HA7 4AW Person(s) managing the licensed HMO: Simon Goldsmith Suite 113, 28A Chruch Lane, Stanmore, HA7 4AW conditions applying to this licence, if any: a page 147 for standard conditions	No. of storeys above a No. of storeys below a No. of rooms providing No. of rooms providing (Where HMO consists No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 1	ground: 3 ground: 0 ground: 6 ground: 1 of flats) flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M052466			Maximum permitte Households: 10	Occupants: 10	
Licence valid from: 28 September 2021 to: 27 September 2026	18 Western Road Tring Herts HP23 4BB	Licence holder(s): Mr Stephen Byrne 18 Western Road, Tring, Hertfordshire, HP23 4BB Person(s) managing the licensed HMO: Mr Stephen Byrne 18 Western Road, Tring, Hertfordshire, HP23 4BB	No. of rooms provide (Where HMO considered No. of self-contained No. of non self-contained Shared amenities: Sinks: 2 WHBs: 3	ding sleeping accommodation: 10 ding living accommodation: 1 ists of flats) ed flats: 0 etained flats: 10 Baths: 1 WCs: 3 Showers: 2 Kitchens: 1	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter referred to Upper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M052548			Maximum permit Households:	ted number of: Occupants: 5
Licence valid from: 14 September 2021 to: 13 September 2026	20 Barley Croft Hemel Hempstead Hertfordshire HP2 4UY	Licence holder(s): Sharon Pettitt 12 Gade Close, Hemel Hempstead, Herts, HP1 3LH Person(s) managing the licensed HMO: Sharon Pettitt 12 Gade Close, Hemel Hempstead, Herts, HP1 3LH	No. of rooms prov (Where HMO consolons). Of self-contains, No. of non self-consolons. Shared amenities. Sinks: 1 WHBs: 3	ow ground: 0 viding sleeping accommodation: 6 viding living accommodation: 1 sists of flats) ned flats: 0 intained flats: 4 : Baths: 1 WCs: 2 Showers: 2 Kitchens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matter referred to Upper Tribunal, and decision:

Page 82 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M052859			Maximum perm Households: 7	nitted number of: Occup 13	pants:	
Licence valid from: 21 January 2022 to: 20 January 2027	40 Valleyside Hemel Hempstead Hertfordshire HP1 2LN	Licence holder(s): Mr Ramnik Patel 1 The Yews, Oadby, Leicester, Leicestershire, L225EF Person(s) managing the licensed HMO: Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT	No. of rooms pro (Where HMO con No. of self-conta	elow ground: 0 oviding sleeping acco oviding living accomn onsists of flats) ained flats: 0 contained flats: 7		
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any mat r / Upper Tribunal, ar		
	1. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>					
	2. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>					
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td><td></td></insert>	cion here>				

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M052881			Maximum permit Households: 5	ted number of: Occupants: 5	
Licence valid from: 7 September 2022 to: 3 September 2024		tion here>	No. of storeys about No. of storeys bell No. of rooms proving No. of rooms proving No. of self-contain No. of self-contain No. of non self-contain Sinks: 1 WHBs: 2 Summary info	ove ground: 2 ow ground: 0 viding sleeping accommodation: 5 viding living accommodation: 1 sists of flats) ned flats: 0 entained flats: 5	1

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M052887			Maximum permitte Households:	d number of: Occupants: 6	
Licence valid from: 16 February 2023 to: 6 July 2025		Licence holder(s): Lashlake Property Limited Ravenscliffe Mills, Ravenscliffe Road, Calverley, Pudsey, West Yorkshire, LS28 5RY Person(s) managing the licensed HMO: Lashlake Property Limited Ravenscliffe Mills, Ravenscliffe Road, Calverley, Pudsey, West Yorkshire, LS28 5RY conditions applying to this licence, if any: page 147 for standard conditions	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide (Where HMO consists No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 3 Summary inform	te ground: 3 W ground: 0 ding sleeping accommodation: 6 ding living accommodation: 1 sets of flats) and flats: 0	

Page 85

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M052986			Maximum permitted Households: 6	number of: Occupants: 6	
Licence valid from: 13 December 2021 to: 12 December 2026		Licence holder(s): Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS Person(s) managing the licensed HMO: Ms Michelle Kennedy 47 Clarke Way, Watford, Hertfordshire, WD25 0BS conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above No. of storeys below No. of rooms providin No. of rooms providin (Where HMO consists No. of self-contained No. of non self-conta Shared amenities: Sinks: 1 WHBs: 3 Summary informs	ground: 3 ground: 0 ng sleeping accommodation: 6 ng living accommodation: 1 s of flats) flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M053010			Maximum permit Households:	ted number of: Occupants: 6	
Licence valid from: 25 January 2022 to: 24 January 2027		Licence holder(s): Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST Person(s) managing the licensed HMO: Ann-Marie Geddie 15 Pine Grove, Bricket Wood, St Albans, Herts, AL2 3ST conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms prov (Where HMO consideration No. of self-contain No. of non self-consideration Shared amenities Sinks: 1 WHBs: 0 Summary info	ow ground: 0 viding sleeping accommodation: 6 viding living accommodation: 2 sists of flats) ned flats: 0 ontained flats: 6	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M053066			Maximum permit Households: 7	tted number of: Occupant	es:
Licence valid from: 9 September 2022 to: 8 September 2027	7 Alldicks Road Hemel Hempstead Hertfordshire HP3 9JJ	Licence holder(s): Mr Farid Asghari Park Dental 20, 20 Kingland Road, Poole, Dorset, BH15 1TP Person(s) managing the licensed HMO: Spicerhaart Residential Lettings Limited Colwyn House, Sheepen Place, Colchester, Essex, CO3 3LD	·	low ground: 0 viding sleeping accomm viding living accommoda sists of flats) ned flats: 4 contained flats: 3 :: Baths: 0	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		ormation of any matter / Upper Tribunal, and de	

Licence number & dates	Address of the licensed HMO	Key contacts	P	Property particulars
M053134			Maximum permitted Households:	number of: Occupants: 5
Licence valid from: 16 January 2023 to: 15 January 2028	149a High Street Berkhamsted Hertfordshire HP4 3HH	Licence holder(s): Thai Limited Stag House, Old London Road, Hertford, Hertfordshire, SG13 7LA Person(s) managing the licensed HMO: Thai Limited Stag House, Old London Road, Hertford, Hertfordshire, SG13 7LA	No. of rooms providing (Where HMO consists No. of self-contained No. of non self-contained Shared amenities: Sinks: 0	ground: 0 In ground: 0 In ground: 8 In ground: 0 I
		conditions applying to this licence, if any: page 147 for standard conditions)		ation of any matter referred to per Tribunal, and decision:
	1. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td></insert>	ion here>		
	2. <insert additional="" condit<="" td=""><td></td><td></td><td></td></insert>			
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td></insert>	cion here>		

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	16 Caernarvon Close Hemel Hempstead Hertfordshire HP2 4AN	Key contacts Licence holder(s): Silvertree Homes Limited 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ Person(s) managing the licensed HMO: Silvertree Homes Limited 26 Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP2 4HQ conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms proving (Where HMO con No. of self-contain No. of non self-contain Shared amenities Sinks: 1 WHBs: 2 Summary info	occupant Coccupant Coccupant Cove ground: 2 Ilow ground: 0 viding sleeping accomm viding living accommoda sists of flats) ned flats: 0 ontained flats: 5 :	odation: 5 ation: 1 WCs: 2 Kitchens: 1 referred to

Page 90 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Pı	roperty particulars
M053345			Maximum permitted in Households:	number of: Occupants: 7
Licence valid from: 11 April 2022 to: 10 April 2027		Licence holder(s): Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX Person(s) managing the licensed HMO: Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms providing (Where HMO consists) No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2 Summary informa	ground: 0 In g sleeping accommodation: 7 In g living accommodation: 1 If of flats) flats: 0

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M053442			Maximum permiti Households: 6	ted number of: Occupants:	
Licence valid from: 22 November 2021 to: 17 August 2025	80 Allandale Hemel Hempstead Hertfordshire HP2 5AT	Licence holder(s): Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Person(s) managing the licensed HMO: Jeanette Squire 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE		ow ground: 0 viding sleeping accommodation viding living accommodation sists of flats) ned flats: 0 vintained flats: 6 : Baths: 0 We	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		rmation of any matter ref Upper Tribunal, and decis	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particular	s
M053445			Maximum perm Households: 6	itted number of: Occupar	nts:
Licence valid from: 7 December 2021 to: 30 July 2025		Licence holder(s): Pankaj Rach Nirvana, 2 The Hemmings, Berkhamsted, Hertfordshire, HP4 3NY Person(s) managing the licensed HMO: JEN Homes Limited 18 High Street, Hemel Hempstead, Hertfordshire, HP1 3AE conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms proceed (Where HMO condition No. of self-control No. of non self-control Shared amenities Sinks: 1 WHBs: 2 Summary in	elow ground: 0 oviding sleeping accommodersists of flats) ained flats: 0 contained flats: 6	WCs: 2 Kitchens: 1

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M053479			Maximum permitte Households: 6	ed number of: Occupants: 11	
Licence valid from: 28 March 2022 to: 20 October 2026	182 Jupiter Drive Hemel Hempstead Hertfordshire HP2 5NJ	Licence holder(s): Ovieigo Uzuazebe 78 Queens Road, Watford, WD17 2LA Person(s) managing the licensed HMO: Ovieigo Uzuazebe 78 Queens Road, Watford, WD17 2LA	•	ow ground: 0 iding sleeping accommodation: 6 iding living accommodation: 1 ists of flats) ed flats: 0 htained flats: 6	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter referred to Upper Tribunal, and decision:	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M053643			Maximum permitted Households:	d number of: Occupants: 11		
Licence valid from: 25 March 2022 to: 24 March 2027	35 Daggsdell Road Hemel Hempstead Hertfordshire HP1 3PP	Licence holder(s): Kudos Living Ltd Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Mrs Gwyneth Lee Station House, North Street, Havant, Hampshire, PO9 1QU	-	v ground: 0 ling sleeping accommodation: 6 ling living accommodation: 1 ts of flats) d flats: 0		
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to pper Tribunal, and decision:		
	1. <insert additional="" condit<="" td=""><td></td><td></td><td></td></insert>					
	2. <insert additional="" condit<="" td=""><td></td><td></td><td></td></insert>					
	3. <insert additional="" conditio<="" conditional="" td=""><td>tion here></td><td></td><td></td></insert>	tion here>				

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	S
M054064			Maximum permitte Households: 7	ed number of: Occupan 7	nts:
Licence valid from: 16 June 2022 to: 19 January 2027		Licence holder(s): Amynest Properties Limited Station House, 50 North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Amynest Properties Limited Morris Crocker Accountants, Station Housing, 50 North Street, Havant, Hampshire, PO9 1QU conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide No. of rooms provide No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2 Summary inform	ve ground: 2 w ground: 0 ding sleeping accomn ding living accommod sts of flats) ed flats: 0	WCs: 2 Kitchens: 1

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M054092			Maximum permitte Households: 6	od number of: Occupants: 6	
Licence valid from: 11 October 2022 to: 10 October 2027		Licence holder(s): Mr Sajjad Ali 53 Doggetts Way, St Albans, Hertfordshire, AL1 2NF Person(s) managing the licensed HMO: Mr Sajjad Ali 53 Doggetts Way, St Albans, Hertfordshire, AL1 2NF conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys abov No. of storeys below No. of rooms provid No. of rooms provid (Where HMO consis No. of self-containe No. of non self-cont Shared amenities: Sinks: 0 WHBs: 4	re ground: 3 w ground: 0 ding sleeping accommodation: 7 ding living accommodation: 1 sets of flats) ed flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M054108			Maximum permi Households: 6	tted number of: Occupants: 6	
Licence valid from: 22 November 2022 to: 21 November 2027	1 Coulser Close Hemel Hempstead Hertfordshire HP1 3NU	Licence holder(s): Mr Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX Person(s) managing the licensed HMO: Mr Nicholas Harris 5 Ellen Close, Hemel Hempstead, Hertfordshire, HP2 5LX	•	low ground: 0 ryiding sleeping accommod ryiding living accommodationsists of flats) ined flats: 0 contained flats: 6 Baths: 2 W	
		page 147 for standard conditions)		ormation of any matter rei	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M054125		Licence holder(s): LINS Property Development	Maximum permi Households: 5 No. of storeys ab No. of storeys be	Occupa 5 Dove ground: 3	ants:
Licence valid from: 20 December 2022 to: 19 December 2027	109 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9EL	Person(s) managing the licensed HMO: Julie Williams Ground Floor - Suite F (LINS), Breakspear Park, Breakspear Way, Hemel Hempstead, Hertfordshire, HP2 4TZ	•	ined flats: 0 ontained flats: 5	
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any matt / Upper Tribunal, and	

Page 99

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
Licence valid from: 22 June 2021 to: 21 June 2026	88 Crawley Drive Hemel Hempstead Hertfordshire HP2 6BU	Licence holder(s): Mr Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX Person(s) managing the licensed HMO: Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX Francisco Cardoso 54 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX francisco	· ·	Occupants: 5 Ye ground: 2 W ground: 0 ding sleeping accommodation: 5 ding living accommodation: 0 sts of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		Showers: 0 Kitchens: 1 mation of any matter referred to Jpper Tribunal, and decision:	

Page 100 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M054227			Maximum permit Households: 6	tted number of: Occup	ants:
Licence valid from: to: 19 December 2024	7 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY	Licence holder(s): Nexus Managed Solutions Ltd 3rd floor, Scottish Mutual House, 27-29 North Street, Hornchurch, Essex, RM11 1RS Person(s) managing the licensed HMO: Mr Chanaka Dabare 48 Box Lane, Hemel Hempstead, Hertfordshire, HP3 0DJ	No. of rooms pro (Where HMO con No. of self-contai No. of non self-co Shared amenities Sinks: 1 WHBs: 3	low ground: 0 Aviding sleeping according living accomminates of flats) Ained flats: 1 Contained flats: 5 Baths: 1 Showers: 1	wCs: 3 Kitchens: 1
		conditions applying to this licence, if any: page 147 for standard conditions)		ormation of any mati / Upper Tribunal, and	

Register of ficences. Houses in Multiple Occupation

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M054289	215 Jupiter Drive	Licence holder(s): Dr John Robinson 215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ	Maximum permitte Households: 7 No. of storeys about No. of storeys below the store of store	Occupa 7 ve ground: 3	
Licence valid from: 15 December 2022 to: 14 December 2027 Hemel Hempstead Hertfordshire HP2 5NQ	Hertfordshire	Person(s) managing the licensed HMO: Dr John Robinson 215 Jupiter Drive, Hemel Hempstead, Hertfordshire, HP2 5NQ		iding living accomm ists of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary infor	rmation of any mati Upper Tribunal, and	ter referred to

Page 102 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Propert	Property particulars		
M054313 Licence valid from: 8 July 2021 to: 7 July 2026	2 Micklefield Road Hemel Hempstead Hertfordshire HP2 4PG	Licence holder(s): Chris Ryder 40 Briar Road, St Albans, Hertfordshire, AL4 9TL Person(s) managing the licensed HMO: Chris Ryder 40 Briar Road, St Albans, Hertfordshire, AL4 9TL	Maximum permitted number Households: 6 No. of storeys above ground No. of storeys below ground No. of rooms providing slee No. of rooms providing livin (Where HMO consists of flat No. of self-contained flats: 1 No. of non self-contained flat Shared amenities: Sinks: 1 Baths:	Occupants: 7 d: 3 d: 0 eping accommodation: 6 ng accommodation: 0 ts) 1 ats: 5		
		conditions applying to this licence, if any: page 147 for standard conditions)		ers: 2 Kitchens: 1 of any matter referred to ibunal, and decision:		

Page 103 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	P	Property particulars	
M054419			Maximum permitted Households: 6	number of: Occupants: 6	
Licence valid from: 20 September 2021 to: 19 September 2026	Person(s) managing the licensed HMO: Aaron Marks First Floor, 85 Great Portland Street, London, W1W 7LT Non-standard conditions applying to this licence, if any:		No. of storeys above ground: 3 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 1 (Where HMO consists of flats) No. of self-contained flats: 0 No. of non self-contained flats: 0 Shared amenities: Sinks: 1 Baths: 2 WCs: 3 WHBs: 4 Showers: 0 Kitchens: 1 Summary information of any matter referred to First Tier / Upper Tribunal, and decision:		
		page 147 for <u>standard conditions</u>)			

Page 104 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Pr	operty particulars
M054424			Maximum permitted r Households: 6	number of: Occupants: 7
Licence valid from: 25 November 2022 to: 24 November 2027	6 Concorde Drive Hemel Hempstead Hertfordshire HP2 4AW	cence holder(s): Ir Sunil Modhvadia Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB erson(s) managing the licensed HMO: Ir Sunil Modhvadia Lamsey Road, Hemel Hempstead, Hertfordshire, HP3 9HB	No. of rooms providin (Where HMO consists No. of self-contained f No. of non self-contain Shared amenities: Sinks: 1	ground: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)		tion of any matter referred to per Tribunal, and decision:

Page 105 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M054465			Maximum perm Households: 5	oitted number of: Occupan	ts:	
Licence valid from: 3 June 2020 to: 2 June 2025	Hertfordshire HP2 6NE Person(s) managing the licensed HMO: Parminder Dost 10-12 Barnes Street, London, SW13 9LW		No. of rooms proceed (Where HMO control No. of self-control No. of non self-control Shared amenities Sinks: 1 WHBs: 2	elow ground: 0 oviding sleeping accommoderates of flats) ained flats: 0 contained flats: 5 es: Baths: 0 Showers: 1	dation: 1 WCs: 2 Kitchens: 1	
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any matter		

Page 106 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	54 Manorville Road Hemel Hempstead Hertfordshire HP3 0AP	Licence holder(s): Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Person(s) managing the licensed HMO: Harvey Roe Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Elizabeth Robinson 11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP3 0AP conditions applying to this licence, if any: page 147 for standard conditions)	Maximum permitted Households: 6 No. of storeys above No. of storeys below No. of rooms providi No. of rooms providi No. of self-contained No. of self-contained No. of non self-contai Shared amenities: Sinks: 1 WHBs: 1 Summary inform	d number of: Occupants: 10 e ground: 2 or ground: 0 ing sleeping accommodation: 6 ing living accommodation: 2 ets of flats) d flats: 0	

Page 107 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Prop	Property particulars		
Licence valid from: 13 December 2022 to: 12 December 2027	68 Varney Road Hemel Hempstead Hertfordshire HP1 2LR	Licence holder(s): Lagharo Limited 8 Yeatman Road, London, N6 4DT Person(s) managing the licensed HMO: Mr Mansoor Akram 193 Dunstable Road, Luton, LU1 1BT	No. of rooms providing li (Where HMO consists of No. of self-contained flat No. of non self-contained Shared amenities:	Occupants: 8 und: 3 und: 0 leeping accommodation: 5 ving accommodation: 0 flats) ss: 5		
		conditions applying to this licence, if any: e page 147 for standard conditions)	WHBs: 0 Sho	n of any matter referred to Tribunal, and decision:		

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	Property particulars		
M054579 Licence valid from: 18 June 2020 to: 17 June 2025	The Marchmont Piccotts End Hemel Hempstead Hertfordshire HP1 3AT	Licence holder(s): Mitchells & Butler Leisure Retail Ltd 27 Fleet Street, Birmingham, West Midlands, B3 1JP Person(s) managing the licensed HMO: Michael Parker The Marchmont Arms, Piccotts End, Hemel Hempstead, Hertfordshire, HP1 3AT	No. of rooms providing (Where HMO consists of No. of self-contained flath No. of non self-contained Shared amenities: Sinks: 2 Ba	Occupants: 10 Dound: 2 Dound: 1 Isleeping accommodation: 9 Iliving accommodation: 0 If flats) Ints: 0 Ints: 0 Ints: 0 Ints: 0 Ints: 2 Ints: 3 Ints: 4 Ints: 4 Ints: 4 Ints: 5 Ints: 5 Ints: 6 Ints: 6 Ints: 7 Ints:		
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary information	owers: 2 Kitchens: 2 on of any matter referred to r Tribunal, and decision:		

Page 109 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particu	ılars
M054614			Maximum permitte Households:		pants:
Licence valid from: 16 July 2020 to: 15 July 2025	208 Spring Lane Hemel Hempstead Hertfordshire HP1 3QZ	Licence holder(s): Kudos Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Kudos Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide (Where HMO consists No. of self-contained No. of non self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBS: 1	w ground: 0 ding sleeping accoding living accomn sts of flats) ed flats: 0	
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		mation of any ma Jpper Tribunal, a	

Page 110 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M054910			Maximum permi Households: 7	tted number of: Occupants: 9	
Licence valid from: 7 October 2022 to: 25 November 2024		Licence holder(s): Russet Properties Ltd Russett House, 11a Bargrove Avenue, Hemel Hempstead, Hertfordshire, HP1 1QP Person(s) managing the licensed HMO: Miss Elizabeth Robinson Arrogancia, 22 Bourne End Lane, Hemel Hempstead, Hertfordshire, HP1 2RL conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms pro (Where HMO con No. of self-conta No. of non self-c Shared amenitie Sinks: 1 WHBs: 2 Summary inf	elow ground: 0 Eviding sleeping accommodation oviding living accommodation: 1 Exists of flats) ined flats: 2 Contained flats: 5	: ns: 1 d to

Licence number & dates	Address of the licensed HMO	Key contacts		Property particu	lars
M055004			Maximum permitte Households:		pants:
Licence valid from: 18 August 2023 to: 17 August 2028	1-3 Rucklers Lane Kings Langley Hertfordshire WD4 8AX	Licence holder(s): Mrs Satwinder Jolly 1-3 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AX Person(s) managing the licensed HMO: Mrs Satwinder Jolly 1-3 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AX	No. of storeys above ground: 3 No. of storeys below ground: 0 No. of rooms providing sleeping accommodation: 7 No. of rooms providing living accommodation: 2 (Where HMO consists of flats) No. of self-contained flats: 0 No. of non self-contained flats: 0 Shared amenities: Sinks: 2 Baths: 2 WCs: 3 WHBs: 3 Showers: 2 Kitchens: 2		
		conditions applying to this licence, if any: e page 147 for standard conditions)		mation of any ma Upper Tribunal, ar	

Licence number & Address of the licensed **Key contacts Property particulars** dates НМО Maximum permitted number of: M055065 Households: **Occupants:** 5 5 Licence holder(s): **Mr Shaun Bryant** No. of storeys above ground: 2 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR No. of storeys below ground: 0 170 Claymore Mr Shaun Bryant No. of rooms providing sleeping accommodation: 5 **Hemel Hempstead** Gaina Cottage, 84 Highfield Lane, Hemel Hempstead, Hertfordshire, Licence valid from: HP2 5JE No. of rooms providing living accommodation: 0 Hertfordshire 6 June 2023 HP2 6LR (Where HMO consists of flats) to: Person(s) managing the licensed HMO: No. of self-contained flats: 0 5 June 2028 **Mr Shaun Bryant** No. of non self-contained flats: 0 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR Shared amenities: Sinks: 1 Baths: 1 WCs: 1 WHBs: 2 Showers: 1 Kitchens: 1 Summary information of any matter referred to Non-standard conditions applying to this licence, if any: (see page 147 for <u>standard conditions</u>) First Tier / Upper Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts	Pr	operty particulars
M055246			Maximum permitted r Households:	number of: Occupants: 8
Licence valid from: 1 June 2023 to: 31 May 2028	8 Cambrian Way Hemel Hempstead Hertfordshire HP2 5RH	Licence holder(s): Reynolds Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Reynolds Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU conditions applying to this licence, if any:	No. of rooms providin (Where HMO consists No. of self-contained f No. of non self-contain Shared amenities: Sinks: 2 WHBs: 2	ground: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) flats: 0
		e page 147 for <u>standard conditions</u>)		per Tribunal, and decision:

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars
M055293			Maximum permitted Households:	d number of: Occupants: 6
Licence valid from: 21 August 2023 to: 20 August 2028	98 Ninian Road Hemel Hempstead Hertfordshire HP2 6NB	Licence holder(s): Wharf Street South Limited 50 Stanmer Park Road, Brighton, BN1 7JJ Person(s) managing the licensed HMO: Wharf Street South Limited 50 Stanmer Park Road, Brighton, BN1 7JJ	· · · · · · · · · · · · · · · · · · ·	ing sleeping accommodation: 5 ing living accommodation: 0 ts of flats) d flats: 0
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to pper Tribunal, and decision:

Licence number dates	& Address of the licensed HMO	Key contacts		Property particu	lars
M055297			Maximum permitt Households:		pants:
Licence valid from 11 May 2023 to: 14 October 2024	Hertfordshire HP2 4ED Non-standard	Licence holder(s): LINS Property Developments Limited 35 Grafton Way, London, W1T 5BD Person(s) managing the licensed HMO: Druglink Trefoil House, Red Lion Lane, Hemel Hempstead, Hertfordshire, HP3 9TE conditions applying to this licence, if any: e page 147 for standard conditions)	No. of rooms prov (Where HMO cons No. of self-contain No. of non self-co Shared amenities: Sinks: 3 WHBs: 4	ow ground: 0 viding sleeping accoviding living accommisists of flats) ned flats: 0 ontained flats: 8	WCs: 4 Kitchens: 1

Page 116 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particu	lars
M055348			Maximum permitt Households: 5		oants:
Licence valid from: 16 February 2023 to: 15 February 2028	1 Argyll Road Hemel Hempstead Hertfordshire HP2 6NE	Licence holder(s): Arren Limited 10-12 Barnes High Street, London, SW13 9LW Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW		ow ground: 0 viding sleeping acco viding living accomn sists of flats) ned flats: 0 ntained flats: 5	
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any mat Upper Tribunal, ar	
	1. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>				
	2. <insert additional="" condit<="" th=""><th></th><th></th><th></th><th></th></insert>				
	3. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td><td></td></insert>	ion here>			

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M055350			Maximum perm Households: 5	itted number of: Occupa	ants:
Licence valid from: 8 February 2023 to: 7 February 2028	8 Martindale Road Hemel Hempstead Hertfordshire HP1 2QP	Licence holder(s): Mr Chris Marshall 31 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ Person(s) managing the licensed HMO: Mr Chris Marshall 31 Hollybush Lane, Hemel Hempstead, Hertfordshire, HP1 2PQ	No. of rooms provided (Where HMO con No. of self-contains)	elow ground: 0 oviding sleeping accomoviding living accommonsists of flats) ained flats: 0 contained flats: 5	
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any matt	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M055386			Maximum permitte Households: 6	d number of: Occupants: 6	
Licence valid from: 8 February 2023 to: 7 February 2028	1 New Park Mews New Park Drive Hemel Hempstead Hertfordshire HP2 4QQ	Licence holder(s): Maximise Property Investments Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF Person(s) managing the licensed HMO: Maximise Property Investments Limited 1 St Michaels Avenue, Hemel Hempstead, Hertfordshire, HP3 8HF	No. of rooms provid No. of rooms provid (Where HMO consist No. of self-containe No. of non self-cont Shared amenities: Sinks: 1 WHBs: 2	w ground: 0 ding sleeping accommodation: ding living accommodation: sts of flats) ed flats: 0 tained flats: 6 Baths: 0 WCs: Showers: 2 Kitche	: 2 nens: 1
		e page 147 for standard conditions)		nation of any matter referr	

Page 119 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M055647			Maximum permitte Households: 7	ed number of: Occupants: 8		
Licence valid from: 16 June 2023 to: 15 June 2028	3 Wellbury Terrace Hemel Hempstead Hertfordshire HP2 4NX	Licence holder(s): Mr Stephen Branton 5 Dalegarth, Buckden, North Yorkshire, BD23 5JU Person(s) managing the licensed HMO: Mr Stephen Branton 5 Dalegarth, Buckden, North Yorkshire, BD23 5JU	No. of rooms proving (Where HMO consists No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ding sleeping accommodation: 7 ding living accommodation: 1 ists of flats) ed flats: 0 atained flats: 0 Baths: 1 WCs: 2 Showers: 1 Kitchens: 1		
		conditions applying to this licence, if any: page 147 for <u>standard conditions</u>)		mation of any matter referred to Upper Tribunal, and decision:		
	 1. <insert additional="" condit<="" li=""> 2. <insert additional="" condit<="" li=""> </insert></insert>					
	3. <insert additional="" condit<="" td=""><td>cion here></td><td></td><td></td></insert>	cion here>				

Page 120 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	P	roperty particulars
M055650			Maximum permitted Households:	number of: Occupants: 8
Licence valid from: 17 July 2023 to: 16 July 2028	Paddock House Station Road Tring Herts HP23 5QY	Licence holder(s): Craydawn Pendley Manor Limited 6th Floor, 2 London Wall Place, London, EC2Y 5AU Person(s) managing the licensed HMO: Craydawn Pendley Manor Limited 6th Floor, 2 London Wall Place, London, EC2Y 5AU conditions applying to this licence, if any:	No. of rooms providing (Where HMO consists) No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBs: 2	ground: 0 In a sleeping accommodation: 11 In a living accommodation: 0 If of flats) If a sleeping accommodation: 0
		page 147 for standard conditions)		per Tribunal, and decision:

Page 121 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M055677			Maximum permi Households: 5	tted number of: Occupants: 5	
Licence valid from: 23 February 2023 to: 10 June 2025		Licence holder(s): Mr Alex Francis Seymour House, 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS Person(s) managing the licensed HMO: Mr Alex Francis Seymour House, 25 Montague Road, Berkhamsted, Hertfordshire, HP4 3DS conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms pro No. of rooms pro (Where HMO cor No. of self-conta No. of non self-co Shared amenities Sinks: 1 WHBs: 2 Summary info	low ground: 0 viding sleeping accommodation: 5 viding living accommodation: 1 asists of flats) and flats: 0 contained flats: 5	

Page 122 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M055962			Maximum perm Households:	itted number of: Occupant	ts:	
Licence valid from: 23 January 2024 to: 22 January 2029		Licence holder(s): A H Lettings Limited 1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire HP2 4TP Person(s) managing the licensed HMO: A H Lettings Limited 1c Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire HP2 4TP conditions applying to this licence, if any: page 147 for standard conditions	No. of storeys a No. of storeys b No. of rooms pr No. of rooms pr (Where HMO co No. of self-conta No. of non self-c Shared amenitie Sinks: 1 WHBs: 1	bove ground: 3 elow ground: 0 oviding sleeping accommoding living accommodingsists of flats) ained flats: 0 contained flats: 0	wCs: 1 Kitchens: 1 referred to	

Page 123 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars		
M056367			Maximum permit Households:	ted number of: Occupants: 8		
Licence valid from: 17 July 2023 to: 16 July 2028	157 Adeyfield Road Hemel Hempstead Hertfordshire HP2 5JZ	Licence holder(s): Mr Emmanuel Darko 51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS Person(s) managing the licensed HMO: Mr Emmanuel Darko 51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS conditions applying to this licence, if any:	No. of rooms prov (Where HMO cons No. of self-contain No. of non self-co Shared amenities Sinks: 2 WHBs: 3	ow ground: 0 viding sleeping accommodation: 6 viding living accommodation: 1 sists of flats) ned flats: 0 ntained flats: 0		
		page 147 for standard conditions)		Upper Tribunal, and decision:		

Page 124 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	operty particulars
M056448			Maximum permitted no Households:	umber of: Occupants: 7
Licence valid from: 12 October 2023 to: 11 October 2028		Licence holder(s): Mr Mohammad Hussain 6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT Person(s) managing the licensed HMO: Mr Mohammad Hussain 6 Long John, Hemel Hempstead, Hertfordshire, HP3 9LT conditions applying to this licence, if any: 2 page 147 for standard conditions)	No. of rooms providing (Where HMO consists of No. of self-contained flat No. of non self-contained Shared amenities: Sinks: 2 Bar WHBs: 2 Sh	round: 0 s sleeping accommodation: 6 s living accommodation: 0 of flats) ats: 0

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M056510			Maximum permitt Households: 6	ed number of: Occupant 8	ts:
Licence valid from: 18 August 2023 to: 17 August 2028	38 Crawley Drive Hemel Hempstead Hertfordshire HP2 6BS	Licence holder(s): Mrs Jeanette Squire 143 Quickerley Lane, Chorleywood, WD3 5PD Person(s) managing the licensed HMO: Jen Homes Limited T/A Squires Estates 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH		ow ground: 0 riding sleeping accomm riding living accommoda sists of flats) ned flats: 0 ntained flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matter Upper Tribunal, and d	

Page 126 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particula	ars
M056572			Maximum permitte Households: 6	ed number of: Occupa	ants:
Licence valid from: 23 August 2023 to: 22 August 2028	26 Washington Avenue Hemel Hempstead Hertfordshire HP2 6AA	Licence holder(s): Ms Anjali Singh 3 White House Court, Chesham Road, Amersham, Buckinghamshire HP6 5FD Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW13 9LW	No. of storeys above No. of storeys below No. of rooms provide No. of rooms provide (Where HMO consistence) No. of self-contained No. of non self-contained Shared amenities: Sinks: 1 WHBS: 2	w ground: 0 ding sleeping acconding living accomments of flats) ed flats: 0	
		conditions applying to this licence, if any: e page 147 for standard conditions)		mation of any matt Jpper Tribunal, and	

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
	3 Homefield Road Hemel Hempstead Hertfordshire HP2 4BZ	Licence holder(s): W K Investments Limited Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB Person(s) managing the licensed HMO: W K Investments Limited Unit 15 Hockliffe Business Park, Watling Street, Hockliffe, Bedfordshire, LU7 9NB conditions applying to this licence, if any: page 147 for standard conditions)	Maximum permitted re Households: 6 No. of storeys above go No. of storeys below go No. of rooms providing No. of rooms providing No. of rooms providing (Where HMO consists No. of self-contained for No. of non self-	occupants: 7 ground: 3 ground: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) flats: 0	

Page 128 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Pr	operty particulars
M056814			Maximum permitted n Households: 6	number of: Occupants: 7
Licence valid from: 28 November 2023 to: 27 November 2028		Licence holder(s): Lins Property Developments Limited Biz Hub Tees Valley, Belasis Hall, Technology Park, Billingham, TS2: 4EA Person(s) managing the licensed HMO: Druglink Trefoil House, Red Lion Lane, Hemel Hempstead, HP3 9TE conditions applying to this licence, if any: 2 page 147 for standard conditions)	No. of rooms providing No. of rooms providing (Where HMO consists No. of self-contained f No. of non self-contair Shared amenities: Sinks: 1 WHBs: 2 Summary informat	g sleeping accommodation: 6 g living accommodation: 1 of flats)

Page 129 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M056815			Maximum permitte Households: 6	Occupants: 10	
Licence valid from: 23 August 2023 to: 22 August 2028	22 St Margarets Way Hemel Hempstead Hertfordshire HP2 4PA	Licence holder(s): Miss Michelle Kennedy 47 Clarke Way, Watford, WD25 0BS Person(s) managing the licensed HMO: Miss Michelle Kennedy 47 Clarke Way, Watford, WD25 0BS		ow ground: 0 iding sleeping accommodation: 6 iding living accommodation: 1 ists of flats) ed flats: 0 ntained flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter referred to Upper Tribunal, and decision:	

Page 130 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M057019 Licence valid from: 8 April 2024	107 Crabtree Lane Hemel Hempstead Hertfordshire HP3 9FI	Licence holder(s): Mr Paul Ashman Suite 102, 46 Eversholt Street, London, NW1 1DA Person(s) managing the licensed HMO:	No. of rooms provi	Occupant 5 ve ground: 3 ow ground: 0 iding sleeping accomm iding living accommod	odation: 5
to: April 2029		Surelet (Hemel Hempstead) Ltd Unit, 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY	(Where HMO conso No. of self-contain No. of non self-cor Shared amenities: Sinks: 1 WHBs: 0	ed flats: 0 htained flats: 0 Baths: 0 Showers: 0	WCs: 0 Kitchens: 1
		epage 147 for standard conditions)		mation of any matter Upper Tribunal, and d	

Page 131 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Pr	Property particulars		
Licence valid from: 28 November 2023 to: 27 November 2028	1 Ash Grove Hemel Hempstead Hertfordshire HP3 9TL	Licence holder(s): Tablet Limited Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FF Person(s) managing the licensed HMO: Tablet Limited Unit 11 Abbots Business Park, Primrose Hill, Kings Langley, WD4 8FF	No. of rooms providing (Where HMO consists of No. of self-contained for No. of non self-contained for Shared amenities: Sinks: 1 B	Occupants: 5 ground: 2 ground: 0 g sleeping accommodation: 3 g living accommodation: 1 of flats) flats: 0 ned flats: 0 Saths: 0 WCs: 2		
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary informat	showers: 2 Kitchens: 1 tion of any matter referred to per Tribunal, and decision:		

Page 132 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M057103			Maximum permitti Households: 6	ed number of: Occupants 10	s:
Licence valid from: 24 August 2023 to: 20 November 2024	57 Wootton Drive Hemel Hempstead Hertfordshire HP2 6LA	Licence holder(s): HRK Property Limited Beechwood, Solesbridge Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5SW Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW12 9LW	· ·	ow ground: 0 iding sleeping accommodation iding living accommodatists of flats) ed flats: 0 htained flats: 0 Baths: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		mation of any matter i Upper Tribunal, and de	

Licence number & dates	Address of the licensed HMO	Key contacts	Prop	Property particulars		
Licence valid from: 13 December 2023 to: 12 December 2028	12 Mayflower Avenue Hemel Hempstead Hertfordshire HP2 4AE	Licence holder(s): Mr Shahid Aziz 19 Wood Lane End, Hemel Hempstead, Hertfordshire, HP2 4RA Person(s) managing the licensed HMO: SURELET (HEMEL HEMPSTEAD) LTD Unit 3 Bradburys Court, Lyon Road, Harrow, Middlesex, HA1 2BY	No. of rooms providing I (Where HMO consists of No. of self-contained fla No. of non self-contained Shared amenities: Sinks: 1 Ba	Occupants: 5 Dound: 2 Dound: 0 Sleeping accommodation: 5 Iliving accommodation: 1 If flats) Ints: 0 Ints: 0 Ints: 1 Ints: 1 Ints: 1 Ints: 1 Ints: 2		
		conditions applying to this licence, if any: page 147 for standard conditions)	Summary information	owers: 2 Kitchens: 1 on of any matter referred to r Tribunal, and decision:		

Page 134 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particular	rs
Licence valid from: 23 May 2024 to: 22 February 2026	16 Tamar Green Hemel Hempstead Hertfordshire HP2 6EP	Licence holder(s): Mr Geoffrey King 2 Wroxham Avenue, Hemel Hempstead, Hertfordshire, HP3 9HF Person(s) managing the licensed HMO: JEN Homes Limited T/A Squire Esates 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH	No. of rooms prov (Where HMO cont No. of self-contain No. of non self-co	Occupate 8 ove ground: 2 low ground: 0 viding sleeping accoming diving accommonsists of flats) ned flats: 0 ontained flats: 0	modation: 6
		conditions applying to this licence, if any: page 147 for standard conditions)		Baths: 1 Showers: 1 ormation of any matte Upper Tribunal, and	

Page 135 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	lars
M057482			Households:	itted number of: Occup	pants:
Licence valid from: 30 May 2024 to: 2 August 2025	23 Goldfield Road Tring Hertfordshire HP23 4AZ	Licence holder(s): Craydawn Pendley Manor Limited 6th Floor, 2 London Wall Place, London, EC2Y 5AU Person(s) managing the licensed HMO: Craydawn Pendley Manor Limited 6th Floor, 2 London Wall Place, London, EC2Y 5AU	No. of rooms pro (Where HMO con No. of self-conta	elow ground: 0 oviding sleeping acco oviding living accomn ansists of flats) ained flats: 0 contained flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any mat	

Page 136 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	19 Saturn Way Hemel Hempstead Hertfordshire HP2 5NY	Licence holder(s): Amynest Properties Limited Station House, 50 North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Amynest Properties Limited Station House, 50 North Street, Havant, Hampshire, PO9 1QU Mr Ketan Parekh 150 Christchurch Avenue, Harrow, HA3 8NN conditions applying to this licence, if any: page 147 for standard conditions)	Maximum permitted Households: 6 No. of storeys above No. of storeys below No. of rooms provid No. of rooms provid No. of rooms provid (Where HMO consis No. of self-containe No. of non self-cont Shared amenities: Sinks: 1 WHBs: 2 Summary inform	d number of: Occupants: 7 e ground: 3 v ground: 0 ing sleeping accommodation: 6 ing living accommodation: 1 ts of flats) d flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M057793			Maximum permitt Households: 6	ed number of: Occupants 8	: :
Licence valid from: 23 May 2024 to: 3 September 2024	17 Robin Hood Meadow Hemel Hempstead Hertfordshire HP2 6NH	Licence holder(s): Mrs Rakhi Kakad Beechwood, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW12 9LW	No. of rooms prov	ow ground: 0 iding sleeping accommodation iding living accommodation ists of flats) and flats: 0 htained flats: 0 Baths: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		rmation of any matter r Upper Tribunal, and de	

Page 138 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particul	lars
M057881			Maximum permit Households: 5	tted number of: Occup 5	pants:
Licence valid from: 19 March 2024 to: 18 March 2029	12 Mendip Way Hemel Hempstead Hertfordshire HP2 5QU	Licence holder(s): Mr Shaun Bryant 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR Person(s) managing the licensed HMO: Mr Shaun Bryant 170 Claymore, Hemel Hempstead, Hertfordshire, HP2 6LR conditions applying to this licence, if any:	No. of rooms prov (Where HMO con No. of self-contai No. of non self-co Shared amenities Sinks: 1 WHBs: 2	low ground: 0 viding sleeping according living accommensists of flats) ned flats: 0 ontained flats: 0	nodation: 0 WCs: 2 Kitchens: 1
		page 147 for standard conditions)		/ Upper Tribunal, an	

Licence number & dates	Address of the licensed HMO	Key contacts	P	roperty particulars	
	3 Maynard Road Hemel Hempstead Hertfordshire HP2 4TR	Licence holder(s): Mr Steven Niederer 16 Clematis Street, London, W12 0QG Person(s) managing the licensed HMO: Jen Homes Limited T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Jen Homes Limited (08460123) 83 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH HSBC Bank Plc Co. 14259 8 Canada Square, London, E14 5HQ conditions applying to this licence, if any: page 147 for standard conditions)	Maximum permitted Households: No. of storeys above and storeys below and storeys below and storeys below and store and store and store and store are and store and store are and store and store are are and store are are also are are also	number of: Occupants: 7 ground: 2 ground: 0 ng sleeping accommodation ng living accommodation: 1 s of flats) flats: 0	ns: 1 d to

Page 140 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
	11 Maynard Road Hemel Hempstead Hertfordshire HP2 4TR	Licence holder(s): Steven Niederer 16 Clematis Street, London, WD12 0QG Person(s) managing the licensed HMO: Jen Homes Ltd T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE Jen Homes Ltd T/A Squire Estates 67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE conditions applying to this licence, if any: page 147 for standard conditions)	No. of rooms provid (Where HMO consist No. of self-containe No. of non self-cont Shared amenities: Sinks: 1 WHBs: 2 Summary inform	occupants: Occupants: 6 re ground: 2 w ground: 0 ding sleeping accommodation: 5 ding living accommodation: 1 sets of flats) ed flats: 0	

Licence number & dates	Address of the licensed HMO	Key contacts	Pt	roperty particulars
M057986			Maximum permitted in Households:	number of: Occupants: 6
Licence valid from: 12 April 2024 to: 11 April 2029		Licence holder(s): Reynolds Living Limited Station House, North Street, Havant, Hampshire, PO9 1QU Person(s) managing the licensed HMO: Reynolds Living Limited Station Road, North Street, Havant, Hampshire, PO9 1QU conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above a No. of storeys below a No. of rooms providing No. of rooms providing (Where HMO consists No. of self-contained a No. of non self-contained amenities: Sinks: 1 WHBs: 1 Summary informa	ground: 2 ground: 0 ground: 0 ground: 6 ground: 1 of flats) flats: 0

Licence number & dates	Address of the licensed HMO	Key contacts	Pro	operty particulars
M058129			Maximum permitted n Households: 6	number of: Occupants: 10
Licence valid from: 12 April 2024 to: 11 April 2029		Licence holder(s): Axelrod Properties Limited 21 Monks Horton Way, St Albans, Herts, AL1 4HA Person(s) managing the licensed HMO: Mr Nick Smith 1 Selwyn Avenue, Hatfield, Herts, AL10 9NR conditions applying to this licence, if any: 2 page 147 for standard conditions)	No. of storeys above g No. of storeys below g No. of rooms providing No. of rooms providing (Where HMO consists of No. of self-contained fl No. of non self-contained Shared amenities: Sinks: 1 B WHBs: 1 S	round: 2 round: 0 g sleeping accommodation: 6 g living accommodation: 1 of flats) lats: 0

Page 143 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M058190			Maximum permitted Households: 5	d number of: Occupants: 6	
Licence valid from: 29 February 2024 to: 27 February 2029	112 New Park Drive Hemel Hempstead Hertfordshire HP2 4QW	Licence holder(s): Mrs Alison Williams Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ Person(s) managing the licensed HMO: Mrs Alison Williams Silvertree, Wayside, Chipperfield, Herts, WD24 9JJ		ing sleeping accommodation: 5 ing living accommodation: 1 ts of flats) d flats: 0	
		conditions applying to this licence, if any: page 147 for standard conditions)		nation of any matter referred to pper Tribunal, and decision:	
	1. <insert additional="" condit<="" th=""><th></th><th></th><th></th></insert>				
	2. <insert additional="" condit<="" th=""><th></th><th></th><th></th></insert>				
	3. <insert additional="" condit<="" td=""><td>ion here></td><td></td><td></td></insert>	ion here>			

Licence number & dates	Address of the licensed HMO	Key contacts		Property particulars	
M058265			Maximum permitted Households:	d number of: Occupants: 8	
Licence valid from: 14 May 2024 to: 13 May 2029		Licence holder(s): Mr Emmanuel Darko 51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS Person(s) managing the licensed HMO: Mr Emmanuel Darko 51 Bronte Crescent, Hemel Hempstead, Hertfordshire, HP2 7NS conditions applying to this licence, if any: page 147 for standard conditions)	No. of storeys above No. of storeys below No. of rooms provid No. of rooms provid (Where HMO consis No. of self-containe No. of non self-cont Shared amenities: Sinks: 1 WHBs: 2 Summary inform	e ground: 2 v ground: 0 ling sleeping accommodation: 6 ling living accommodation: 1 ts of flats) d flats: 0	

Page 145 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts		Property particu	lars
M058295			Maximum perm Households: 5	itted number of: Оссиј 9	oants:
Licence valid from: 20 May 2024 to: 6 September 2026	Licence holder(s): 107 Claymore Hemel Hempstead Hertfordshire HP2 6LW Licence holder(s): Dr Renu Patel 32 Hazel Gardens, Edgware, HA8 8PB No. of storeys above groun No. of storeys below groun No. of rooms providing sleet No. of rooms providing livin (Where HMO consists of flot				
		conditions applying to this licence, if any: page 147 for standard conditions)		formation of any ma · / Upper Tribunal, ar	

Page 146 Last updated: 25/06/2024

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars		
M058772			Maximum permit Households: 5 No. of storeys ab	Осси р 9	pants:
Licence valid from: 3 June 2024 to: 7 May 2029	53 Turners Hill Hemel Hempstead Hertfordshire HP2 4LH	Licence holder(s): Koii 168 Limited Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD Person(s) managing the licensed HMO: koii 168 limited Suite 5G Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD	No. of storeys be	elow ground: 0 oviding sleeping acco oviding living accomn osists of flats) ined flats: 0 ontained flats: 0	
	Non-standard conditions applying to this licence, if any: (see page 147 for <u>standard conditions</u>)		Summary information of any matter referred to First Tier / Upper Tribunal, and decision:		

Register of licences: Houses in Multiple Occupation

Dacorum Borough Council Last updated: 25/06/2024

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.
- The licence holder shall make arrangements to ensure all facilities and equipment provided to occupants are kept in repair and proper working order.
- The licence holder shall make arrangements for regular cleaning of the communal areas.
- 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.
- 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;
 - the licence holder and manager's contact address; (b)
 - the licence holder and manager's daytime telephone number; (c)
 - (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

Dacorum Borough Council Last updated: 25/06/2024

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 is to the Private Sector Housing team within 4 weeks of the date of the certificate. Where the contractor is not NICEIC/ECA registered the report shall detail all the information required by the current British Standard and Guidance Note 3 including all amendments.

Gas Installation

- 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.