

APPENDIX

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Environmental Health Department
Development & Regulatory Services
The London Borough of Barnet
Building 4, North London Business Park
Oakleigh Road South
London
N11 1NP

Mr Pratap Gadher
[REDACTED]

contact: [REDACTED]
tel: [REDACTED]
e-mail: [REDACTED]@barnet.gov.uk
date: 27 June 2014
our reference: HGLIC/13/13353/MM
Licence No: LN/

Dear Mr Gadher,

**Re: 36 Sunningfields Road, London NW4 4RL.
Housing Act 2004: HMO Licence application.**

I understand that you are the owners of the above property and have pleasure in enclosing copies of the Notice of Approval, Licence Document and related information for your attention.

Yours sincerely,

[REDACTED]

[REDACTED]
Technical Officer
HMO Licensing.

Environmental Health Department
Development and Regulatory Services
The London Borough of Barnet
Building 4, North London Business Park
Oakleigh Road South
London
N11 1NP

Mr Chirag Gadher

contact:

tel:

e-mail:

fax:

date:

our reference: HGLIC/13/13353/MM

[REDACTED]

@barnet.gov.uk

0870 889 6793

27th June 2014

Dear Mr Gadher,

Re: 36 Sunningfields Road, London NW4 4RL.

Housing Act 2004: Part 2, Schedule 5 (7). Licensing of a House in Multiple Occupation.

Following receipt of your application for an HMO Licence, please find enclosed Notice of Approval to Grant a Licence and the Licence for the above address.

The licence sets out the maximum number of occupiers and households and outlines the terms and conditions of the licence. Please make sure that you note the timescale for compliance with conditions, as they are not all the same.

Copies of this correspondence are being sent to all those with an interest in the property, who you state in the application form, were notified of your application.

If you need any additional information please do not hesitate to contact me on the above number.

Yours sincerely,

[REDACTED]

Technical Officer,
HMO Licensing.

cc. Mr Pratap Gadher

[REDACTED]

LN/200714005
HGLIC/13/13353



**HOUSING ACT 2004: PART 2 AND SCHEDULE 5 (7)
LICENSING OF HOUSES IN MULTIPLE OCCUPATION**

**NOTICE OF APPROVAL
TO GRANT A LICENCE IN RESPECT OF A HOUSE IN MULTIPLE OCCUPATION**

To : **Mr Chirag Gadher,**

Of : **106 Dorchester Way, Harrow, Middlesex HA3 9RB.**

The London Borough of Barnet 'the Authority' has approved the application for a house in multiple occupation licence for the property known as **36 Sunningfields Road, London, NW4 4RL** the 'house'.

The decision to approve the licence was made on **11th June 2014.**

'The Authority' is of the opinion that the following matters have been satisfied:

- ❖ The house is reasonably suitable for occupation by not more than the maximum number of **7 persons (5 households)** as detailed in the attached proposed licence.
- ❖ The proposed licence holder is a fit and proper person.
- ❖ The proposed licence holder is the most appropriate person to be the licence holder of the house.
- ❖ The proposed manager is the person having control of the house
- ❖ The proposed management arrangements for the house are satisfactory.

The terms of the proposed licence are included in the attached **schedule 1.**

If you do not agree with the decision to approve the licence you may appeal to a Residential Property Tribunal within 28 days beginning with the date specified in this notice.

Dated: **27th June 2014.**

Signed:

Belinda Livesey
Private Sector Housing Manager

This matter is being dealt with by:

Tel: 020 8359 [redacted] Fax: 0870 8896793. email: [redacted]@barnet.gov.uk
Private Sector Housing Team, Environmental Health,
Building 4, North London Business Park, Oakleigh Road South, London, N11 1NP.

SEE ATTACHED NOTES

Notes

Below is an explanation of some of the definitions used in the attached notice of intention to grant renewed licence in respect of a house in multiple occupation.

1. House in multiple Occupation (HMO).

An HMO is a house or flat that is occupied, as a main residence, by more than one household, where occupiers share facilities such as kitchens, bathrooms and WCs. This would include for example, houses containing bedsits, a combination of bedsits and self contained flats (where the bedsits share facilities), shared houses and hostels.

In addition, buildings entirely converted into self contained flats NOT in strict compliance with the Building Regulations 1991, or with the equivalent building standards contained in the Building Regulations which applied at the time of conversion, and occupied by less than two thirds owner occupiers are also HMOs.

2. Household

The definition of **household** relates to any members of the same family, including spouses, aunts, uncles, nieces, nephews, grandparents etc and partners living together as husband and wife (or in an equivalent relationship in the case of persons of the same sex).

3. The most appropriate person.

The most appropriate person is normally the landlord if s/he is receiving all rents directly. If however, a managing agent has financial control of the HMO they may be the most appropriate person to hold the licence.

4. Fit and proper persons

The proposed licence holder and any proposed manager of the property must be 'fit and proper' persons. The London Borough of Barnet will consider any evidence of offences committed/malpractice in deciding whether the proposed licence holder and/or manager are 'fit and proper'. Evidence to be considered is :

- Offences involving fraud/dishonesty/violence/drugs or certain sexual offences.
- Unlawful discrimination on the grounds of sex/colour/race/ethnic or national origins/disability, in, or in connection with, the carrying on of any business.
- Contravention of any Housing/Landlord and Tenant/Planning legislation.

5. Management Arrangements

The London Borough of Barnet must consider that the proposed management arrangements are satisfactory, and in deciding this must take into account :

- That anyone involved in the management of the property has a sufficient level of competence and is a fit and proper person.
- Management structures and funding arrangements are suitable.

6. Right of Appeal

The licence holder or any 'relevant person' may appeal against the variation of the licence to a Residential Property Tribunal within 28 days from the date the decision to vary the licence was made.

This appeal provision is not available for a licence holder where the decision to vary the licence was made with his agreement.

An Appeal can be made to the Residential Property Tribunal - 10 Alfred Place, London, WC1E 7LR, Tel:0845 600 3178 or Tel: 020 7446 7700, Fax: 020 7637 1250. Email: rlondon@hmcts.gsi.gov.uk, Web: <http://www.justice.gov.uk/tribunals/residential-property>.

7. Penalties

A person having control or managing a house in multiple occupation who fails to

- license the house
- or
- allows the house to be occupied by more persons or households than is permitted by the licence

commits an offence which is subject to a fine of up to £20,000. (section 72).

A licence holder or person who has restrictions or obligations placed on him by the licence and who fails to comply with the conditions of a licence commits an offence and is liable to a fine not exceeding level 5 on the standard scale (£5000). (section 72).

8. General

If you do not understand the variation(s) made to the licence or wish to know more about it, you can contact the Private Sector Housing Team at the Council. If you want independent advice about your rights and obligations, you should go to a Citizens Advice Bureau, Housing Aid Centre, Law Centre or a solicitor.

Schedule 1

LICENCE TERMS AND CONDITIONS

Re: 36 Sunningfields Road, London, NW4 4RL.

1. Licence Terms.

1. A licence relates to the property described in the licence approval.
2. A licence may be granted before the time it is required, but the licence will not come into force until that time.
3. A licence lasts for a period of 5 years from the date the licence was granted unless the following apply :
 - The licence will cease if the licence holder dies whilst the licence is in force.
 - The licence is revoked under section 70 of the Housing Act 2004.
4. A licence period continues for a period of 5 years even if the premises is no longer a HMO, unless a valid application is made for the licence to be revoked under section 70 of the Housing Act 2004.
5. This licence may not be transferred to another person.
6. If the licence holder dies during the licence period, during the period of 3 months beginning with the date of the licence holder's death, the premises is to be treated for that period as if a temporary exemption notice had been served, exempting the premises from the requirement to be licensed. Procedural issues and appeals as specified in section 62 (6) to (8) of the Housing Act 2004 will apply.
7. If on the expiry of the initial period stated in 6. above, representatives of the deceased licence holder apply for a further exemption from the date the initial period ends, the premises is to be treated for that period as if a temporary exemption notice had been served, exempting the premises from the requirement to be licensed. Procedural issues and appeals as specified in section 62 (6) to (8) of the Housing Act 2004 will apply.

2. Licence Conditions.

2.1 Mandatory Conditions.

2.1.1. Levels Of Occupancy (see appendix 1).

- (a) The maximum number of persons allowed to occupy the property is 7
- (b) The maximum number of households allowed to occupy the property is 5

The level of occupancy is based on the number of kitchen, bathroom and bedroom facilities provided.

To maximise the level of occupation works are required as set out in the licence conditions and appendix attached.



2.1.2 Gas Safety.

The Licence holder shall be responsible for ensuring that all gas installations comply with the Gas Safety (Installation and Use) Regulations 1998. The licence holder shall ensure arrangements are made for gas installations and appliances to be inspected annually by a GAS SAFE registered engineer. Any necessary remedial works identified shall be undertaken by a GAS SAFE registered engineer within a time period specified by 'the Authority'.

A copy of Landlord Gas Safety certificates should be sent to the London Borough of Barnet annually starting from **four months** from the licence being granted. The certificate should be retained for at least two years following its issue.

2.1.3 Condition of Furniture and Electrical Appliances.

All soft furnishings supplied by the landlord to tenants must comply with the Furniture and Furnishings (Fire) Regulations 1988 (as amended). All furniture supplied by the landlord should be maintained in a safe condition.

Portable electrical appliances where present and supplied by the licence holder, should be kept in a safe condition and regularly inspected, as part of a maintenance programme. This will require inspection and/or testing (PAT) annually.

A copy of Portable Appliance Test Report should be sent to the London Borough of Barnet **periodically** starting from **three months** from the licence being granted.

The licence holder may from time to time be required to confirm to "the Authority" that all appliances and furniture within the property are in a safe condition.

2.1.4 Smoke Alarms and Fire Precaution Equipment.

Smoke Alarms and Fire Precaution Equipment, where present and supplied by the licence holder, should be kept in a safe condition and regularly inspected, as part of a maintenance programme. These should be maintained in proper working order in accordance with BS:5839.

Please refer to 2.1.5 – 5. Fire precaution facilities.

You must consult with the London Borough of Barnet in writing regarding the type and location of such alarms and/or equipment before commissioning the work as a wrong installation may result in formal action.



2.1.5 Standard of Accommodation.

All licensed HMOs must be "reasonably suitable for occupation". In order to be "reasonably suitable for occupation" the property must comply with the London Borough of Barnet's HMO Standards (enclosed). These standards relate to the number of households specified in the application and cover the following issues:-

1. Washing facilities
2. W.C. facilities
3. Kitchen facilities
4. Heating
5. Fire precautionary facilities

The following deficiencies were noted as lacking within this HMO:

5. Fire precautionary facilities require upgrading:

5.1 The system of automatic fire detection must be upgraded so that it is installed in accordance with **BS5839 Part 1**. The system should incorporate a control panel as well as smoke and heat detectors, audible alarm sounders, manual call points and be mains wired. There should also be a battery backup supply. It must also incorporate the following:

• Communal Areas:-

- An **indicator panel** for the fire alarm system must be provided in order to ensure that the system can be maintained in proper working order.
- Install adequate numbers of **call points** suitably positioned in the house. These shall be maintained in a proper working order in accordance with the British Standard 5839.
- All kitchen areas should be provided with a **fire blanket**, in accordance with British Standard 6575: 1985, mounted on a wall near, but not above, a cooker and a **carbon dioxide fire extinguisher** complying with British Standard EN3: 1996 and 7863: 199.
- Provide **9 litre water fire extinguishers** to the **ground, first and second floor landings**. Extinguishers shall be hung on brackets fixed to the wall so that the top of the extinguisher is approximately one meter from the ground.

Physical Fire Protection.

- The ground floor kitchen and the 1st floor kitchen should be provided with two **30 minute fire resistant door sets**. The doors shall be of solid wood construction and not less than 44mm in finished thickness or a fire resisting door constructed to conform to BS 476 (half hour type). The door is to be self-closing by means of an approved spring mechanism adjusted to positively close the door from any point on travel. The door is to be fitted with dual function cold smoke–intumescent seal strips to the head and both sides in accordance with manufacturers instructions.
- The **1st floor doors** installed during the conversion works are removed and a 30 min stud partition (Building Regulation) is installed to replace the 3 door entrances (not original door openings). This would be to ensure the property has appropriate fire protection and means of escape for its occupiers.
- The panelling between the ground floor landing and 1st floor staircase is not adequate and will need to be replaced with 30 min fire protection stud partitioning, this will also include the soffit under the stairs (building Regulations).

You must rectify the above deficiencies within **six months** from the license being granted.

- 5.2** The License holder shall provide the Council with a commissioning or inspection certificate provided by a competent electrician within **six months** from the Licence being granted.

The licence holder may from time to time be required to confirm to 'the Authority' that such alarms within the property are in a safe condition and positioned correctly. Further certificates to be provided if alterations or additions are made to the systems.

You must consult with the London Borough of Barnet in writing before commissioning the work as a wrong installation may result in formal action.

2.1.6 Tenancy Agreement.

A written tenancy agreement specifying the terms of occupation of any letting must be provided to all residents at the commencement of any rental period.

Where the rent is payable weekly, payments shall be recorded in a rent book, which will be retained by the resident. Otherwise, a written receipt of each rental payment shall be issued to residents.

Tenants have certain legal rights in relation to their occupation of the premises. Landlords should have proper regard to these rights when exercising, for example, the following powers:

- Terminating Tenancy Agreements;
- Undertaking inspections of tenants rooms;
- Imposing rent increases; and
- Reimbursing tenants rent deposits.

If Landlords have any doubts regarding their legal obligation under Landlord and Tenant Law, they should seek their own legal advice.



2.2 Barnet's Conditions.

2.2.1 Management.

The License holder must comply with the requirements of the Management of Houses in Multiple Occupation (England) Regulations 2006 (including any subsequent amendments and revisions) within **one month** of the Licence being granted.

2.2.2 Display of Information in Property.

The name, address and contact telephone number (including an emergency contact number) of the manager must be kept up-to date and displayed and remain displayed, in a prominent position, within the common parts of the property within **one month** of the Licence being granted.

Adjoining neighbours must be provided with up-to-date contact details of the Licence holder or manager within **one month** of the License being granted.

A copy of the current License and the License conditions must be displayed and remain displayed, in a prominent position within the common parts of the property within **one month** of the License being granted.

A copy of a current annual Landlord Gas Safety Certificate provided by a GAS SAFE registered engineer must be displayed and remain displayed, in a prominent position within the common parts of the property within **one month** of the License being granted.

2.2.3 Electrical Safety.

The licence holder shall ensure arrangements are made for electrical installations and appliances to be inspected every five years. Any necessary remedial works identified shall be undertaken within a time period specified by "the Authority".

The licence holder shall ensure the maintenance of records of these periodic inspections, and of any works undertaken, and make copies of these record/certificates available for inspection by tenants or "the Authority".

A copy of the electrical test certificate should be sent to the London Borough of Barnet every **five years**. The first certificate should be submitted **4 years and three months** from the licence being granted.

2.2.4 Managing Anti Social Behaviour.

The Licence holder is ultimately responsible for the day-to-day running of the property; to this effect the licence holder must ensure any anti-social behaviour by residents or their visitors, to anyone else in the property, (or in it's locality), is dealt with appropriately and effectively. In this regard, the landlord or their agents shall investigate complaints of noise and other possible sources of nuisance or anti social behaviour, whether these complaints are made by the residents of the property or by residents of neighbouring properties. **Where the landlord determines these complaints to be justified they shall take all reasonable steps to resolve the problem.**



2.3 Additional Notes.

2.3.1 Numbers of persons permitted to occupy.

The number of persons residing in the premises shall not exceed the maximum number stated on the licence. The number permitted is in relation to the numbers of amenities provided and/or size of rooms currently available.

If additional facilities are provided it may be possible to raise the occupancy levels. **You must consult with the London Borough of Barnet in writing before commissioning the work to ensure that the proposals will meet the relevant standards.**

The use and occupancy levels of each room shall not be changed without the approval of the London Borough of Barnet. Any change may be subject to a variation fee.

2.3.2 Material changes to the licensed property or licence holder

If there is a material change of circumstance affecting the licence holder or the operation of the property, the licence holder must inform the London Borough of Barnet immediately. No alteration which may affect the licence contents or conditions attached to the licence may be made to the property without the prior written consent of the London Borough of Barnet.

2.3.3 Notification of changes to licence details.

If, at any time during the period of licence

- Application to vary the licence has been received from the licence holder or relevant person by the Authority and variation to the licence has been agreed between the Authority and existing licence holder.
- There has been a change of circumstances to the premises since the licence was granted.
- The number of households or persons appropriate as the maximum number authorised to occupy the HMO has changed since the date the licence was granted.
- Standards in relation to the occupation of the house by a particular number of households or persons have changed since the date the licence was granted.

An application must be made to "the Authority" to change or 'vary' the licence details for the premises. A failure to notify "the Authority" of such a change would constitute an offence.

If you need to apply to vary the licence for the premises, you need to request an application form from the Private Sector Housing Team of Environmental Health. Charges are applicable to amendments and/or changes to Licence details.



3. Housing Health and Safety Rating System (HHSRS).

The Licence does not cover items of disrepair, improvement or structural fire precautions that are required under the provision of the Housing Health and Safety Rating System (Part 1 Housing Act 2004).

A full inspection was undertaken on 10th June 2014 and no category 1 hazard was found to exist at the time of the inspection.

Fire - during the inspection we discussed various matters relating to fire protection and creating a safe means of escape for tenants (occupiers). We suggest the following remedial works should be carried out :-

- **Let unit doors** – all doors should provide a 30 minute fire resistant door sets. The door shall be of solid wood construction and not less than 44mm in finished thickness or a fire resisting door constructed to conform to BS 476 (half hour type). The door is to be self closing by means of an approved spring mechanism adjusted to positively close the door from any point on travel. The door is to be fitted with dual function cold smoke-intumescent seal strips to the head and both sides in accordance with manufacturers instructions.

The doors require a mortice lock with thumb turn cylinder complying with BS 8621 (2007), so that occupiers can escape in the event of a fire.

During the duration of the Licence, the licence holder may be required to provide full access for further HHSRS assessments to be carried out. Any defects found as a result of an inspection may require enforcement action to be taken by the local authority.

All correspondence should be addressed to: -

Private Sector Housing Manager, Environmental Health Section,
Development and Regulatory Services, London Borough of Barnet,
Building 4, North London Business Park, Oakleigh Road South, London N11 1NP
Telephone: 0208 359 7995. Fax No: 0870 889 6793

LICENCE NUMBER : LN/200714005.

Housing Act 2004

Licence for a House in Multiple Occupation

The London Borough of Barnet approved the application to operate a house in multiple occupation and hereby grant a Licence under section 64 Housing Act 2004 in respect of: -

36 Sunningfields Road, London, NW4 4RL

This Authority is satisfied that the most appropriate person to be the licence holder is:

Mr Chirag Gadher,

106 Dorchester Way, Harrow, Middlesex, HA3 9RB.

The named person having responsibility for the management of the licensed premises is:

Mr Chirag Gadher,

106 Dorchester Way, Harrow, Middlesex, HA3 9RB.

Issue Date: **27th June 2014**

This licence is valid for a period of **FIVE** years from the date of issue.

This licence is granted on the stipulation that the conditions listed below shall apply for its duration.

Signed:

Belinda Livesey

Private Sector Housing Manager

All correspondence should be addressed to: -

Private Sector Housing Manager
London Borough of Barnet
Environmental Health Section
Building 4, North London Business Park
Oakleigh Road South
London, N11 1NP
Telephone: 0208 8359 7995. Fax No: 0870 889 6793

LN/200714005
HGLIC/13/13353



Appendix 1

36 Sunningfields Road, London, NW4 4RL.

Advice Note re: the London Borough of Barnet

Notice of Approval to Grant a Licence in Respect of a House in Multiple Occupation

The maximum number of persons and households permitted to occupy the property is based on the number of:

- Bedrooms (and sizes of bedrooms in m2)
- Kitchens
- Bathrooms

The maximum permitted level of occupation for each room is given below:

Room (location and number if applicable)		Maximum occupancy based on existing bedroom size alone	
		Persons	Households
Ground Floor: Self Contained Unit	Front Left Room	2	1
	Rear Left Room	Breakfast/Diner	
Ground Floor Rear Addition: Self Contained Unit		1	1
1 st Floor Front Left		1	1
1 st Floor Rear Left		1	1
2 nd Floor: Self Contained Unit		2	1

The total permitted level of occupation of the property in its existing condition is limited to **7 persons (5 households)**.

You must consult with the London Borough of Barnet in writing before commissioning the work as a wrong installation may result in formal action. The matter should also be discussed with the Council's Building Control Section as the works may require approval under Building Regulations.

APPENDIX

'M'

Renewal Application for House in Multiple Occupation Licence

For queries on this application form, call the Barnet HMO Licensing Line on 020 8359 5355 or email us on hmos@barnet.gov.uk or write to us at London Borough of Barnet, Private Sector Housing Team, 2 Bristol Avenue, Colindale, London, NW9 4EW

For office use only

Date received

Date passed to officer

Reference

Fees Received

2019/20

SECTION 1 – ADDRESS OF THE PROPERTY TO BE LICENSED

1.1 Please provide the address of the property for which you are seeking a licence:

Address:

36 SWINING FIELDS ROAD

HENDON

LONDON

Postcode:

NW4 4RL

SECTION 2 – DETAILS OF PERSON FILLING OUT THIS FORM (APPLICANT)

The applicant will normally be the proposed licence holder but may be somebody nominated by the proposed licence holder.

2.1 Please provide details of the applicant:

Title: Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other _____

First name:

CHIRAG

Last name:

GADHER

Address:

Postcode:

Date of birth:

Tel No (s):

Fax No (if any):

Email address (if any):

Interest in the property:

Where the applicant is the proposed licence holder, please state the principal UK address where documents may be served. For limited companies, this should be the company's registered office:

Property Manager:

Yes ☒

No ☐

BARNET
LONDON BOROUGH

SECTION 3 - DETAILS OF THE PERSON RECEIVING THE RENT FOR THE PROPERTY – ON OWN ACCOUNT OR AS AN AGENT OR TRUSTEE FOR ANOTHER (THIS PERSON IS THE PERSON HAVING CONTROL OF THE PROPERTY)

3.1 Does the applicant have control of the property?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
3.2 If no, please provide details of the person having control of the property:			
Title: Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____			
First name:			
Last name:			
Address:			
Postcode:		Date of birth:	
Tel No (s):			
Fax No (if any):			
Email address (if any):			
Interest in the property:			
Where the person having control is the proposed licence holder (this will usually be the case), please state the principal UK address where documents may be served. For limited companies, this should be the company's registered office:			
Property Manager: Yes <input type="checkbox"/> No <input type="checkbox"/>			
Owner:			
Mortgagee:			
Mortgage Roll Number:			

The Authority will consider, amongst other matters, whether the proposed licence holder has authority to comply with the licence conditions.

4.1	Is the applicant the proposed licence holder? (this will usually be the person having control of the property)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
4.2	If no, is the person having control of the property the licence holder?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.3	If no, please provide details of the proposed licence holder:		
Title:	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____		
First name:			
Last name:			
Address:			
Postcode:		Date of birth:	
Tel No (s):			
Fax No (if any):			
Email address (if any):			
Interest in the property:			
Please state the principal UK address where documents may be served. For limited companies, this should be the company's registered office:			
Property Manager: Yes <input type="checkbox"/> No <input type="checkbox"/>			
4.4	Is the proposed licence holder currently the licensee of other HMOs or houses under Part 2 or Part 3 of the Housing Act 2004 whether in the London Borough of Barnet or in another local housing authority?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4.5	If yes, please provide details below or on a separate sheet of paper.		

SECTION 5 - DETAILS OF MANAGER OR PROPOSED MANAGER OF THE PROPERTY

5.1 The manager means the person who, being the owner or lessee of the property receives the rent from the occupiers either directly or through an agent/trustee. Where the rent is received through a managing agent or trustee both persons would be considered to be a "person managing":	
Title:	Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____
First name:	CHIRAG.
Last name:	GADNER.
Address:	[REDACTED]
Postcode:	[REDACTED]
Date of birth:	[REDACTED]
Tel No (s):	[REDACTED]
Fax No (if any):	
Email address (if any):	[REDACTED]
24 hour contact in emergency / in case of nuisance being caused: [REDACTED]	
Interest in the property: <i>MANAGER.</i>	
Please state the principal UK address where documents may be served. For limited companies, this should be the company's registered office: [REDACTED]	
5.2 Is the proposed manager the agent or employee of the person with control of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

SECTION 6 - DETAILS OF ANY PERSON (OTHER THAN THE PROPOSED LICENCE HOLDER) WHO WILL BE BOUND BY A CONDITION IN THE LICENCE

6.1 Please provide details of any person other than the proposed licence holder who has agreed to be bound conditions contained in the licence:	
Title:	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____
First name:	
Last name:	
Address:	
Postcode:	
Date of birth:	
Tel No (s):	
Fax No (if any):	
Email address (if any):	
Interest in the property:	
Please state the principal UK address where documents may be served. For limited companies, this should be the company's registered office:	

SECTION 7 - FIT AND PROPER PERSONS

The Authority **must** satisfy itself that the **proposed licence holder, the proposed manager and all the people proposed to be involved in the management of the property** (if they are different people) are **fit and proper persons** to hold a licence or to manage an HMO. To enable us to satisfy this legal requirement the licence applicant must answer the following questions. This question is not limited to properties within the London Borough of Barnet.

It is **not** necessary to disclose convictions which are spent under the Rehabilitation of Offenders Act 1974.

7.1	Have any of these persons been convicted of any offence involving fraud, dishonesty, violence, drugs or offences listed in schedule 3 of the Sexual Offences Act 2003 (offences attracting notification requirements)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.2	Has any tribunal found that any of these persons have practised, unlawful discrimination on grounds of sex, colour, race, ethnic or national origins or disability in or in connection with any business?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.3	Have any of these persons contravened any Housing, Public Health, Environmental Health or Landlord and Tenant Law, (including harassment illegal eviction) which led to any civil or criminal proceedings resulting in a judgement against them?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.4	Has any HMO or house of which any of these persons were the owner or manager been subject to enforcement action under Section 5(2) of the Housing Act 2004 (concerning a category 1 hazard)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.5	Has any property of which any of these persons were the owner or manager been refused a licence under Part 2 or 3 of the Housing Act 2004?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.6	Has any property of which any of these persons were the owner or manager had a licence under Part 2 or 3 of the Housing Act 2004 revoked?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.7	Has any property of which any of these persons were the owner or manager been the subject of an interim management order, special interim management order, or final management order under the Housing Act 2004?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.8	Have any of these persons been found by any local authority to have contravened an Approved Code of Practice under the Housing Act 2004 Section 233?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.9	Has the licence holder or person managing attended any accredited training schemes? The London Landlord Accreditation Scheme (LLAS) is an accredited scheme. For further details see their website at: http://www.londonlandlords.org.uk .	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7.10	Is the licence holder or person managing a member of any landlords' association?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.11	To the best of your knowledge, has any person associated or formerly associated with any of these persons (whether on a personal, work or other basis) done any of the things set out in 7.1 to 7.10 (above). If yes, please give full details including how you are associated with the other person.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7.12	If you have answered YES to any questions above, please give details including dates (please continue on a separate piece of paper if necessary): (SYM ACCREDITATION) LLAS ACCREDITATION COURSE ATTENDED ON 23.01.2020 ATTACHED WITH APPLICATION COURSE RECEIPT. AWAITING. MEMBERSHIP NUMBER TO BE SENT. I SHALL SEND THIS ONCE RECEIVED.	

SECTION 8 - DETAILS OF THE PROPERTY

8.1 Age of building (approximate):	Please select one: Pre 1919 <input type="checkbox"/> 1919 – 44 <input checked="" type="checkbox"/> 1945 – 64 <input type="checkbox"/> 1965 – 80 <input type="checkbox"/> Post 1980 <input type="checkbox"/>
8.2 Please indicate the type of property for which you are seeking a licence? a) House in multiple occupation <input checked="" type="checkbox"/> b) Flat in multiple occupation <input type="checkbox"/> c) Building converted into and comprising of self-contained flats <input type="checkbox"/>	
8.3 If the property is not purpose built did the conversion comply with Building Regulations in force at that time?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
8.4 What date was the property converted?	SEP / 2013
8.5 Total number of storeys:	3
8.6 On what levels are the storeys situated e.g. basement, ground floor, etc.? GROUND FLOOR, 1 st FLOOR, 2 nd FLOOR.	
8.7 Number of separate letting units in the property: Of those, how many are self-contained?	5 3
8.8 Is there a resident landlord?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8.9 Number of households occupying the property:	5
8.10 Number of people occupying the property:	7
8.11 Number of habitable rooms (excluding kitchens):	5
8.12 Number of bathrooms and shower rooms:	4
8.13 Number of toilets in the property:	4
8.14 Number of washbasins:	4
8.15 Number of kitchens in property:	4
8.16 Number of sinks (with hot and cold water supply and a draining board) in the property:	4
8.17 Does the property have a system of fire detection?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>8.18 Please give details of the number and location of smoke alarms, heat alarms, smoke or heat detectors (these can also be shown on the plan – see overleaf):</p> <p>(a) GROUND FLOOR. <u>Smoke Detector</u> 3 <u>Heat Detector</u> 2</p> <p>(b) 1st FLOOR. <u>Smoke Detector</u> 3 <u>Heat Detector</u> 1</p> <p>(c) 2nd FLOOR. <u>Smoke Detector</u> 2 <u>Heat Detector</u> 1</p> <p>SEE DRAWING.</p>	
<p>8.19 Please provide details of fire escape routes including location of fire proof doors (continue on an extra sheet if necessary) (these can also be shown on the plan – see overleaf):</p> <p>Ground floor. 3 1st floor 3 2nd floor. 1</p> <p>SEE DRAWING.</p>	
<p>8.20 Please provide details of fire safety training provided to occupiers (continue on an extra sheet if necessary):</p> <p>(a) see that tenants know the location and type of alarms + where the main alarm panel is located. (b) how to use fire extinguishers + fire blankets. (c) who to contact in case of fire (d) Best practice to avoid fires happening (e) keep a bedtime routine of checking appliances.</p>	
<p>8.21 Does all furniture supplied for the benefit of the occupiers meet the requirements of the Furniture and Furnishings (Fire) (Safety) Regulations Regulations 1988 (as amended in 1989, 1993 and 2010)?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>8.22 Are you aware of the requirements of the 'Management of Houses in Multiple Occupation (England) 2006 Regulations' and the 'Licensing and Management of House in Multiple Occupation (Additional Provisions) England Regulation 2007'?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>8.23 Have all the AST (Assured Shorthold Tenancy) tenancies issued since April 2007 been deposited with an approved tenancy deposit scheme?</p> <p>For more information go to: http://www.direct.gov.uk/en/HomeAndCommunity/PrivateRenting/Tenancies/DG_189120</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>8.24 Have you checked that a tenant or lodger can legally rent the property?</p> <p>For further information please visit the Government's website on: https://www.gov.uk/check-tenant-right-to-rent-documents</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

SECTION 9 – FEE TO BE ENCLOSED

The fees are intended to offset the cost to the Authority of administering the licensing scheme. They are split between costs incurred before and after licence issue. Fee 1 is paid with your licence application and fee 2 is paid at the time of inspection, once the Inspecting Officer has confirmed that a licence can be issued.

The full fee is payable if the licence has to be re-issued as a result of a change of licence holder.

	No. of lettings	Fee
9.1 Renewal fee up to 5 units of accommodation (paper application)	5	£1028.00 Divided into: Fee 1: £406 Fee 2: £622
9.2 Assisted Renewal fee up to and including 5 units of accommodation (paper application)	5	£1,066.00 Divided into: Fee 1: £444 Fee 2: £622
9.3 Each extra unit of accommodation over 5 units		£26.00
Only one 10% discount per application		
9.4 10% discount for membership of a landlord accreditation scheme. Please state the name of the scheme and provide membership number: <i>ATTENDED ON 23.01.2020. AWAITING NUMBER</i>	<i>LONDON LANDLORD ACCREDITATION SCHEME/ ATLAS.</i>	
9.5 10% Discount for Registered Charity Please provide Charity name and registration number:	<i>N/A.</i>	
	Total fee tendered:	<i>£ 925.20.</i>

SECTION 9a – CHARGES:

9.6 Recovery fee for dishonoured cheque (per HMO)		£52.00
9.7 Fee associated with an abortive visit (per HMO)		£75.00
9.8 Change in nominated Manager		£0.00

SECTION 9b – PAYMENT DETAILS:

For card payments please contact 020 8359 5355

Card payments should be made within 5 working days of receiving the acknowledgment letter / email from us or the application will be rejected as incomplete.


If you are not able to pay by card please make cheques payable to the London Borough of Barnet and submit it with the application.

PEST CONTROL

Landlords and agents with licensed houses in multiple occupation (HMOs) can apply for a 20% discount on all pest treatments from **RE** (London Borough of Barnet is working with RE (Regional Enterprise) Ltd, a new joint venture between the Council and Capita plc) or 20% off the price of an annual monitoring and treatment contract. All discounts apply for the duration of the licence period. Call 020 8359 7799 and quote your licence number to secure your discount. Pest treatments include rats, mice, bedbugs, cockroaches, fleas, wasps, moths and ants.

SECTION 10 – DECLARATION

I/we declare that the information contained in this application is correct to the best of my/our knowledge. I/we understand that I/we commit an offence if I/we supply any information to a local housing authority in connection with any of their functions under any of Parts 1 to 4 of the Housing Act 2004 that is false or misleading and which I/we know is false or misleading or am/are reckless as to whether it is false or misleading.


Signed: (all applicants)	 CHIRAG GADHER. PRATAP GADHER.
Date:	30 / 01 / 2020 .
Signed: The licence holder(s) (if different to the applicant(s))	
Date:	

SECTION 11 - AUTHORISATIONS

Section 247 of the Housing Act 2004, enables the transmission of documents and Licenses in electronic form, for example by email, relevant to Parts 1 to 4 of the Act. The term 'document' includes anything in writing and the term 'relevant document' means anything in writing that the Local Authority have a duty to serve on any person. It is a pre-requisite of sending documents in electronic form that the Local Authority receives confirmation from the recipient(s) that they are willing to receive licenses and relevant documents in this manner. Therefore, should you wish to receive information in this manner, please complete the authorisation below.

At any time should you wish to cancel or modify this agreement, you may do so either by writing in or emailing hmos@barnet.gov.uk stating your name, address and contact telephone number.

I/we declare that I/we have read the statement above and are willing to receive licenses and any other relevant documents in electronic form.

Signed 	Date 30. 01. 2020 .
Signed _____	Date 30. 01. 2020 .
Signed _____	Date _____
Signed _____	Date _____

SECTION 12 – DOCUMENTS/FEE TO BE SENT IN:

1. A simple floor plan showing the use of each room e.g. bedroom, kitchen, bathroom and the floor area for bedrooms and kitchens	<input checked="" type="checkbox"/>
2. Copy of the most recent Landlord's Gas Safety Record	<input checked="" type="checkbox"/>
3. Copy of the current Electrical Installation and Condition Report	<input checked="" type="checkbox"/>
4. Copy of the Portable Appliance Test (PAT) certificate	<input checked="" type="checkbox"/>
5. Copy of a current Fire Detection and Alarm System Inspection and Servicing Report	<input checked="" type="checkbox"/>
6. Copy of Emergency Lighting Periodic Inspection and Testing Certificate (where applicable)	<input checked="" type="checkbox"/>
7. A copy of the Energy Performance Certificate (EPC) (where applicable)	<input type="checkbox"/>
8. Copies of tenancy agreements	<input checked="" type="checkbox"/>

SECTION 13 - NOTIFICATION REQUIREMENTS

You must let certain persons know in writing that you have made this application or give them a copy of it. The persons who need to know about it are –

- Any mortgagee of the property to be licensed
- Any owner of the property to which the application relates (if that is not you) i.e. the freeholder and any head lessors who are known to you
- Any other person who is a tenant or long leaseholder of the property or any part of it (including any flat) who is known to you other than a statutory tenant or other tenant whose lease or tenancy is for less than three years (including a periodic tenancy)
- The proposed licence holder (if that is not you)
- The proposed managing agent (if any) (if that is not you)
- Any person who has agreed that he will be bound by any conditions in a licence if it is granted.

You must tell each of these persons-

- Your name, address, telephone number and email address or fax number (if any)
- The name, address, telephone number and email address or fax number (if any) of the proposed licence holder (if it will not be you)
- Whether this is an application for an HMO licence under Part 2 of the Housing Act 2004
- The address of the property to which the application relates
- The name and address of the local housing authority to which the application will be made
- The date the application will be submitted

A form is attached which you may use this for this purpose. If you need more than one form, you can photocopy this one or download another from our website.

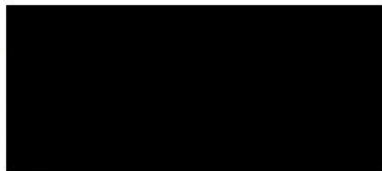
SECTION 14 - PRIVACY STATEMENT

Barnet Council has a duty to protect the public funds it administers and may use the information you have provided for the prevention and detection of crime. We may also share information with other council departments or external organisations in order to undertake our functions as a local authority. We will always comply with the requirements of the Data Protection Act 1998 and never give information about you to anyone else, or use information for another purpose unless the law allows us. If you want to know more about how your information is used visit www.barnet.gov.uk/privacy

SECTION 15 – STATUTORY NOTIFICATIONS

I/we declare that I/we have served a notice of this application (a copy is attached at the back of this form) on the following persons who are the only persons known to me/us that are required to be informed that I/we have made this application:

Signed:
(all applicants)



Date:

30.01.2020.

Signed:
The licence holder(s)
(if different to the
applicant(s))

Date:

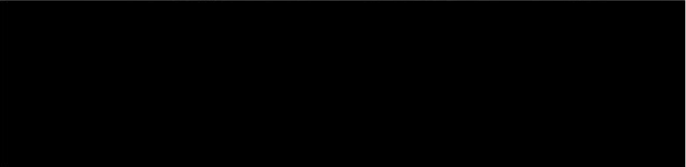


Name	Address	Description of the person's interest in the property or the application	Date of service
PRAJAP GADHER.		FREEHOLDER.	30.01.2020

NOTIFICATION OF INTENTION TO APPLY FOR AN HMO LICENCE

Name and Address of person you must notify:

PRATAP GADHER,



1.	This document is to inform you that I (your full names)	CHIRAG GADHER
2.	Of (your address)	
3.	My telephone number is	
4.	My email address or fax number is	
5.	Intend on (intended date of Application) to apply under Part 2 of the Housing Act 2004 to the London Borough of Barnet	30.01.2020.
6.	for an HMO licence in respect of (Address of HMO to be licensed)	36 SUNNINGFIELDS RD HENDON NW4 4RL
7.	The licence holder will be (if not you)	
8.	Of (licence holder's address)	
9.	The licence holder's telephone number is	
10.	The licence holder's email address or fax number is	

Signed Licence Applicant(s):



Date:

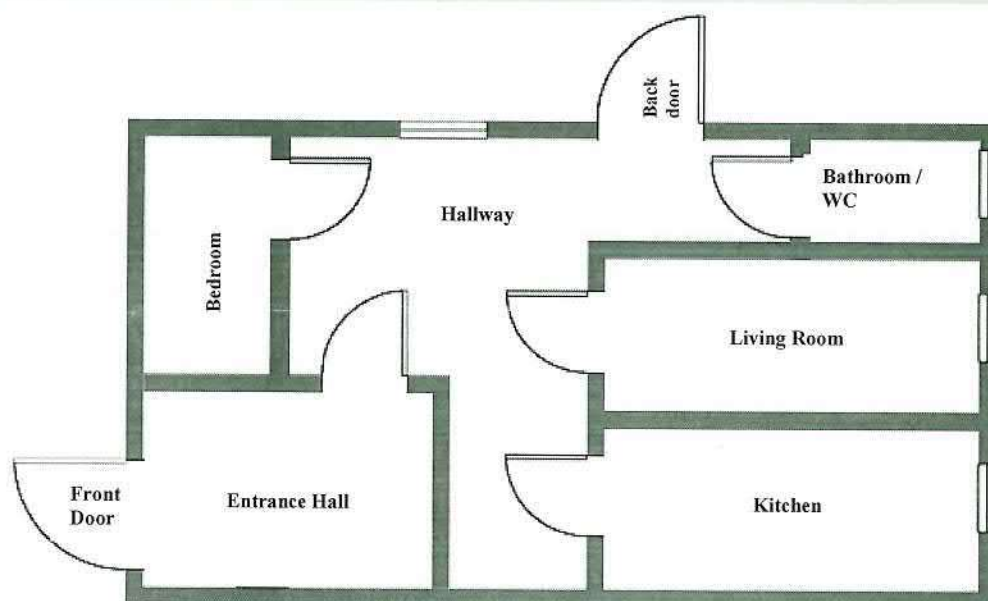
30.01.2020.

PREMISES PLAN

To help the Fire Authority and the Environmental Health Department assess the application, please draw a simple floor plan of the entire premises (all levels) overleaf. Please include:

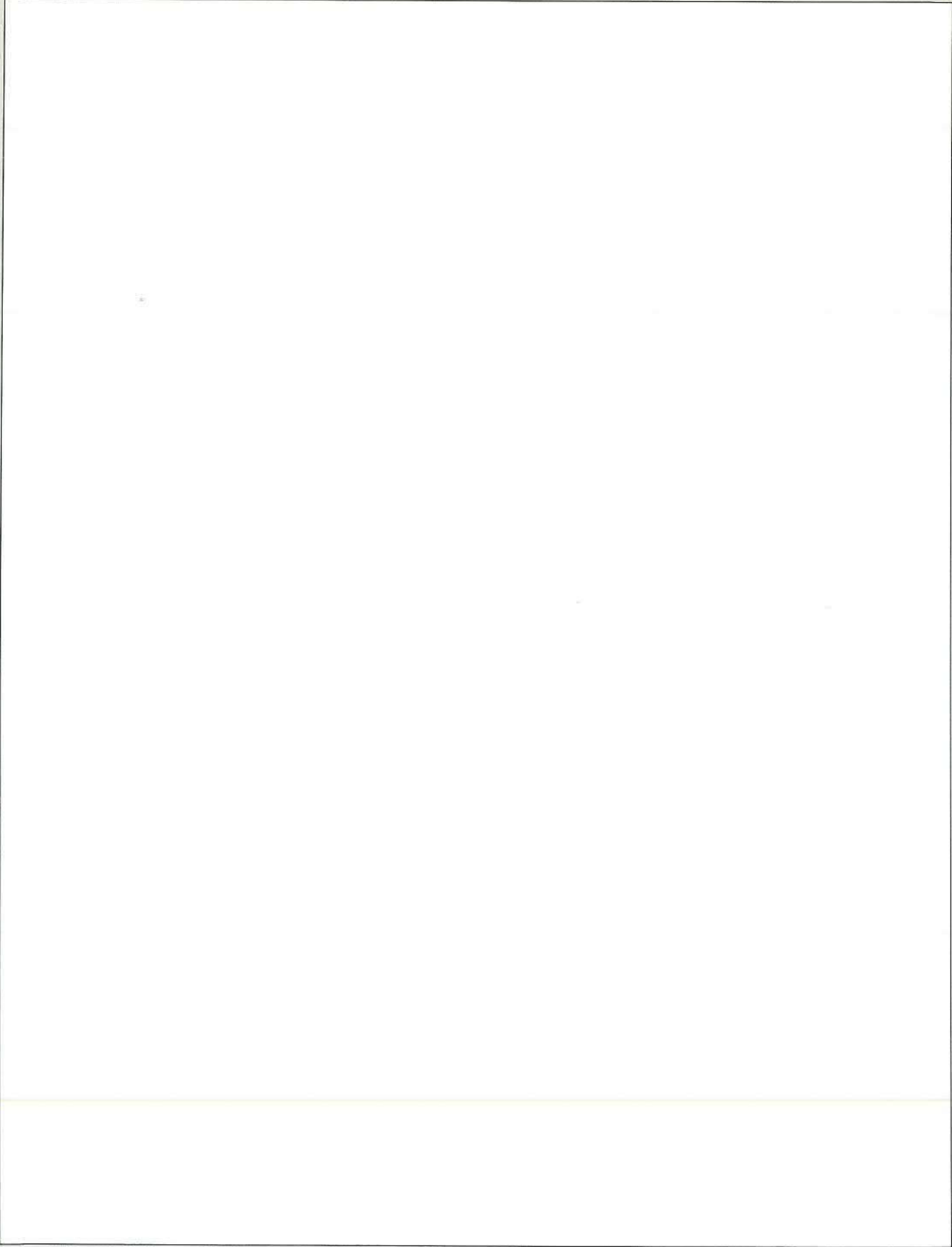
- Doorways and openings;
- Entrance and exits;
- All stairways;
- External and separating walls;
- Internal walls and columns;
- Description of rooms e.g. kitchens, bathrooms
- Show facilities e.g. toilets, baths, showers

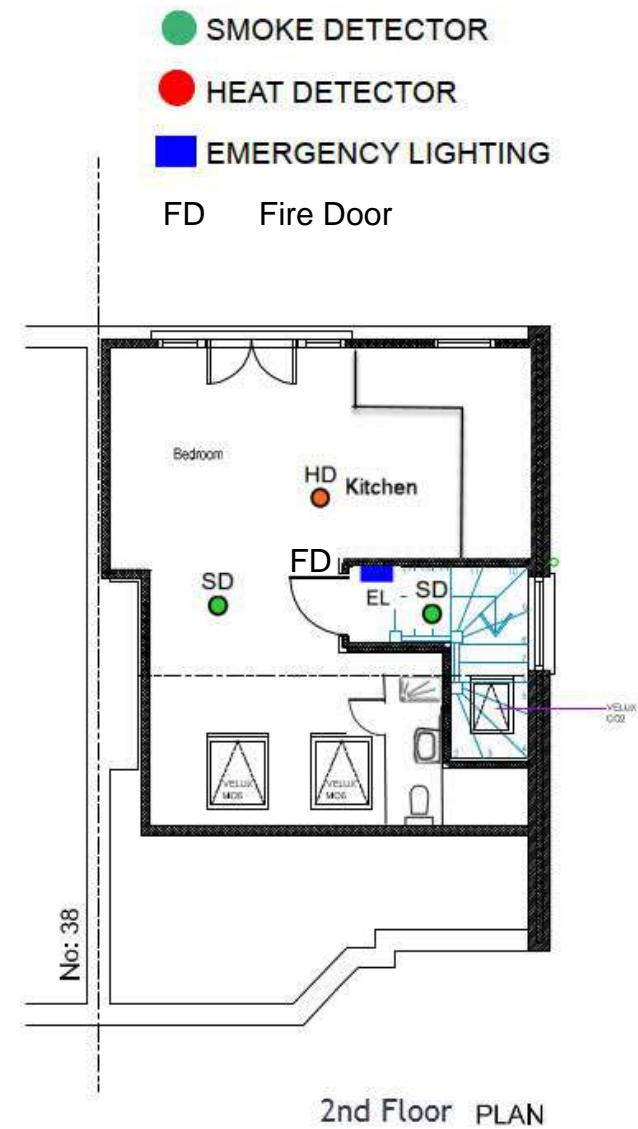
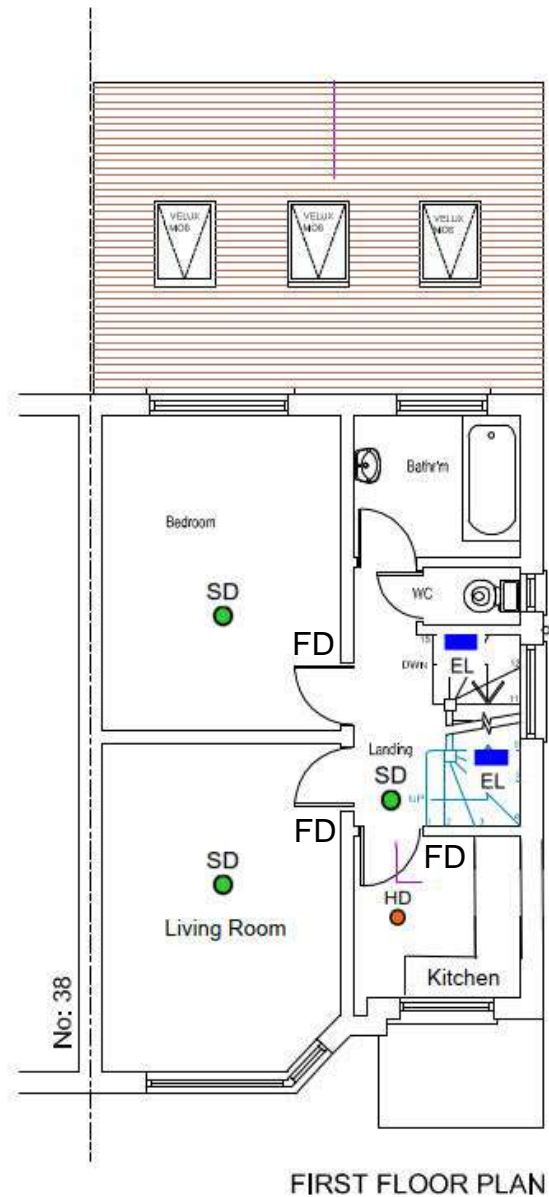
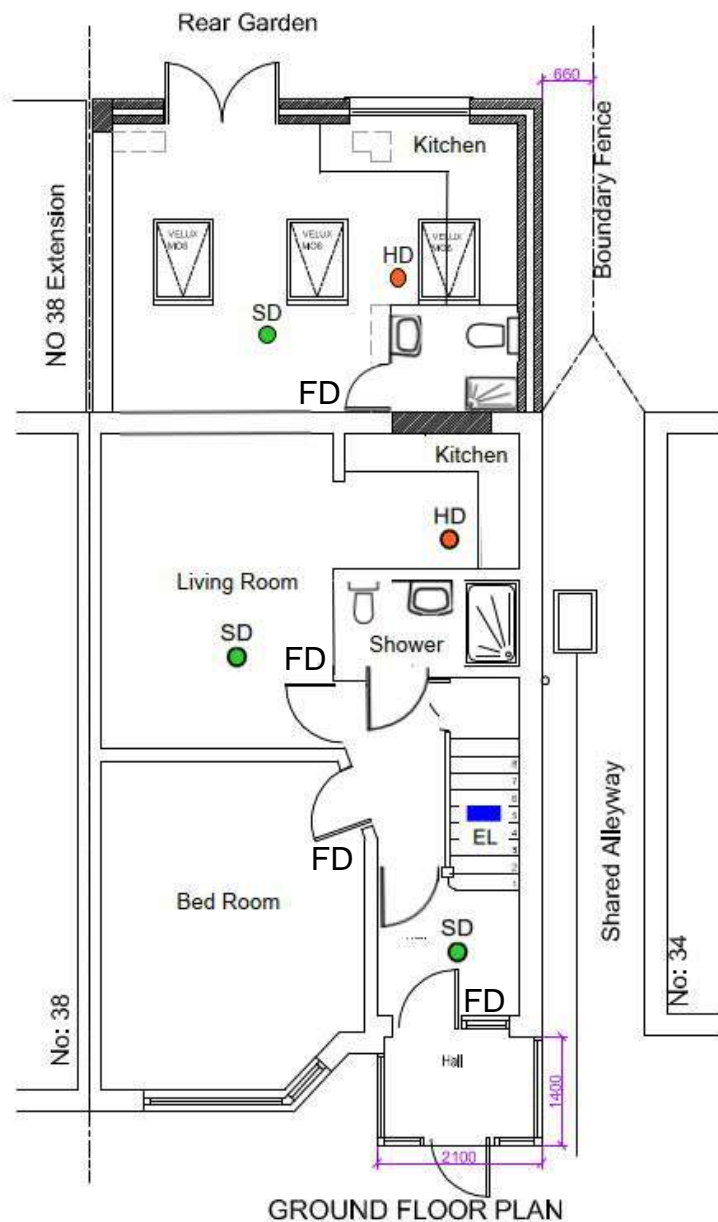
EXAMPLE



DATE: 31/12/1999 ADDRESS : 123 HIGH STREET, SOMEWHERE, LONDON

PREMISES PLAN





PART P-DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE				PAGE 1 OF 5		CERT. No.AP/05-09-13/1610	
For a single dwelling							
CLIENT NAME: Mr. Pratap Gadhur		INSTALLATION ADDRESS: Same					
CLIENT ADDRESS: 36, sunningfields Road Hendon, London NW4 4RL							
DESCRIPTION & EXTENT OF THE INSTALLATION (tick box[es] as appropriate)		New installation		Addition to an existing installation		Alteration to an existing installation	
Extent of this installation covered by this certificate:		Installation in Loft & Rear Extension					
<p>I being the person responsible for the Design, Construction and Inspection and Testing of this electrical installation (as indicated by my signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the Design, Construction, Inspection and Testing hereby CERTIFY that the said work for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671: 2008 as amended 2011. [date] except for the departure(s), if any, detailed as follows:</p> <p>Details of departure(s) from BS 7671: None. The extent of liability of the signatory is limited to the work described above as the subject of this certificate. For the design, construction, and inspection and testing of the installation:</p>							
SIGNATURE:		Name (BLOCK LETTERS): Naresh Kumar		DATE: 05-09-2013			
SUPPLY CHARACTERISTICS & EARTHING ARRANGEMENTS							
SYSTEM TYPE:	TN-S <input checked="" type="checkbox"/> TN-C-S <input type="checkbox"/> TT <input type="checkbox"/>	Means of Earthing: Installation earth electrode		Distributor's facility <input checked="" type="checkbox"/> Z_e [by enquiry. Ω]		Fault current - measured (earth fault/short-circuit)	
Type of installation earth electrode (if applicable) (e.g.: rod): NA		Electrode resistance (Ra):		Z_e (measured): 0.25 Ω		1.307 kA	
Location: NA		Method of measurement : Not applicable					
MAIN PROTECTIVE CONDUCTORS		Earthing Conductors:		Material: COPPER		C.S.A: 16 mm ² . CONTINUITY CHECKED <input checked="" type="checkbox"/>	
Main protective bonding conductor(s):				Material: COPPER		C.S.A: 10 mm ² . CONTINUITY CHECKED <input checked="" type="checkbox"/>	
Supply protective device characteristics:		Fuse BS 1361 Type 2B		Rated Current -100A			
Bonding of extraneous-conductive -parts :Water installation pipe <input checked="" type="checkbox"/> Gas Installation pipe <input checked="" type="checkbox"/> Other installation pipe work & ducting(state): NA							
PARTICULARS OF INSTALLATION		Supply conductors material: copper		Supply conductors C.S.A.: 25 mm ²		Maximum demand (load): 60 A	
MAIN SWITCH		MAKE: CTI		Type BS(EN): 60947-3		Voltage rating: 230 V Current rating: 100A	
RCD operating current I: 30mA				RCD operating time : NA			
Number of smoke alarms: NA							
PARTICULARS OF THE ELECTRICAL CONTRACTOR:							
TRADING TITLE: A P Electrical & Fire Alarms		ELECSA Membership: 37863					
ADDRESS: 98 BROAD AVENUE , Leicester LE5 4PS							
COMMENTS ON EXISTING INSTALLATION: Satisfactory							
NEXT INSPECTION (enter in words): I recommend that this installation is further inspected and tested after an interval of not more than 10 Years 0 months (Any repairs, replacing or opening sockets, Switches or fixed electrical accessories by Non -competent persons will invalidate the guarantee under this certificate).							

PART P-DOMESTIC ELECTRICAL INSTALLATION, CERTIFICATE

PAGE 2 OF

5

CERT. No.AP/05-09-13/1610/ LOFT

For a single dwelling

√ indicates an inspection was carried out & the result was satisfactory.

N/A indicates an inspection was not applicable to the particular installation

Schedule of items inspected						(H) GENERAL
(a) BOTH BASIC & FAULT PROTECTION		N A	FELV	✓	a) Presence of diagrams, instructions, circuit charts and similar information.	
✓	SELV/PELV	N	Presence of adequate arrangements for alternative Source (s) where applicable.	✓	(B) Presence of danger notices & other warning devices	
✓	Double of reinforced insulation	✓	Electrical separation for one/more than one* item of current-using equipment	✓	(c) Labelling of protective devices, switches and terminals	
(b) BASIC PROTECTION		✓	Choice/setting of protective & monitoring devices (for fault/ over current protection)	✓	(d) Identification of conductors	
✓	Insulation of live parts & barriers /enclosures.	(d) ADDITIONAL PROTECTION		(g) CABLES & CONDUCTORS		
(c) FAULT PROTECTION		✓	Presence of residual current devices	✓	(a) Selection of conductors for current - carrying capacity and voltage drop.	
Automatic disconnection of supply		✓	Presence of supplementary bonding conductors	✓	(b) Erection methods	
✓	Presence of earthing conductor and circuit protective conductors*	(e) PREVENTION OF MUTUAL DETRIMENTAL INFLUENCE		✓	(c) Cables incorporating armour or sheath, or routed within a wiring system or otherwise adequately protected against nails, screws & the like.	
✓	Presence of protective bonding conductors	✓	(a) Proximity of non electrical services and other influences	✓	(d) Routing of cables in prescribed zones	
✓	Presence of supplementary bonding conductor	✓	(b) Segregation of safety and non-safety circuits (Band I & Band II etc.)	✓	(e) Additional protection by suitably rated RCD for cables concealed in walls (where not under the supervision of a skilled or instructed person)	
✓	Presence of earthing arrangements for combined protective and functional purposes)	(f) IDENTIFICATION		✓	(f) Presence of fire barriers and similar for protection against thermal effects	
SCHEDULE OF ITEMS TESTED						
✓	External earth fault loop impedance, Zs	✓	Continuity of protective conductors	✓	Insulation resistance between live conductors	
N A	Installation earth electrode resistance Ra	✓	Continuity of ring final circuit conductors.	✓	Insulation resistance between live conductors & earth	
		✓	Polarity	✓	Functional test	
				✓	system earth fault impedance Zs	
				✓	operation of residual current devices	
				✓	Functional test	

DETAILS OF Consumer Unit				(Page 4 of 5)				CERT. No.AP/05-09-13/1610/Loft												
Location: Loft				INSPECTED & TESTED BY (print name):																
Designation: Loft Consumer Unit				Name: Nareesh Kumar																
System Characteristics: - Single phase 12 way Consumer Board				Main Switch		Make : Domae		BS(EN): 60947-3		Signature:										
				Supply polarity confirmed : <input checked="" type="checkbox"/> / NO				Dated: 05-09-2013												
TNCS TT		Fault Level : 1.063KA		Equipment's Vulnerable to testing:																
(Highlight relevant Boxes)		SP: TP: KA		Electronic devices, Neon Signs,																
Measured impedance at dis. Board/ CU: 0.22 Ω				DB/CU supplied from: Meter Under the stairs																
Supply Protective Device Details: 63 A BSEN 60898				(If RCD : IΔn : - mA Operating Time IΔn : - ms																
CIRCUIT DETAILS				TEST RESULTS																
No of ways	Circuit description	Types of Wiring (e.g. PVC/Armour)	No of points served	Circuit Conductors mm ²	Max disconnection time (s) permitted by BS7671	Over Current protective devices				RCD	Circuit Impedances (Ω)			Insulation Resistance (MΩ)			Earth fault loop impedance (Ω)		RCD operating times in (ms)	
						BS (EN)	Type	Rating (A)	Fault current carrying capacity (kA)		Operating current (mA)	Ring Circuit only		all circuit	Between live conductors >	Live	Earth >	Neutral /	Earth >	Polarity (V)
1	EMPTY																			
2	cooker	PVC	1	6.0	2.5	0.40	60898	B	32	6	30	NA	NA	NA	0.10	200	200	200	18.0	7.0
3	Room Sockets	PVC	7	2.5	1.5	0.40	60898	B	32	6	30	0.34	0.34	0.56	0.22	200	200	200	18.0	7.0
4	Lighting Room	PVC	8	1.5	1.0	0.40	60898	B	6	6	30	NA	NA	NA	0.30	200	200	200	-	-
5	Emergency Lighting	PVC	1	1.5	1.0	0.40	60898	B	6	6	30	NA	NA	NA	0.10	200	200	200	-	-
6	Sockets Kitchen	PVC	5	2.5	1.5	0.40	60898	B	32	6	30	0.22	0.22	0.38	0.15	200	200	200	17.0	7.0
7	Heater Spur in kitchen	PVC	1	2.5	1.5	0.40	60898	B	16	6	30	NA	NA	NA	0.20	200	200	200	-	-
8	Immersion Heater	PVC	1	2.5	1.5	0.40	60898	B	16	6	30	NA	NA	NA	0.12	200	200	200	20.0	7.0
9	Lighting Kitchen	PVC	4	1.5	1.0	0.40	60898	B	6	6	30	NA	NA	NA	0.15	200	200	200	-	-

10	Smoke Alarm	PVC	3	1.5	1.0	0.40	60898	B	6	30	NA	NA	0.18	200	200	V	0.40	-	-
11	EMPTY																		
12	EMPTY																		

Test Instrument Used for Insulation,continuity,earth fault loop impedance & RCD :

Make : METREL, Model : EurotestAT, Serial Number : 08010047

Max Measures Earth Fault Loop Impedance :-
 B6- 6.13, B10-3.68, B16-2.29, B20-1.84, B32-1.15, B40-0.92, B63-0.58
 C6- 3.06, C10-1.84, C16-1.15, C20-0.92, C32- 0.57

Location: New Rear Extension				INSPECTED & TESTED BY (print name):			
Designation: Rear Extension consumer Unit				Name: Name			
System Characteristics: - Single phase 10 way Consumer Board				Signature:			
				Dated: 05-09-2025			
TNCS	TNS	TT	Fault Level : SP: 0.695KA TP: ----- KA	Supply polarity confirmed : Y/ NO			
(Highlight relevant Boxes)				Voltage Rating: 415V Current : 100A			
Measured impedance at dis. Board/ CU: 0.35 Ω				(IF) RCD: - NA Operation Time:- ms			
				DB/CU supplied from: Meter Under the stairs			
Supply Protective Device Details: 63 A BSEN 60898				(If RCD : Δn : - mA Operating Time Δn : - ms)			

CIRCUIT DETAILS										TEST RESULTS													
No of ways	Circuit description	Types of Wiring (e.g. PVC/Armour)	No of points served	Circuit Conductors mm ²		Max disconnection time (s) permitted by BS7671	Over Current protective devices				RCD	Circuit Impedances (Ω)				Insulation Resistance (MΩ)			Maximum measured Earth fault loop impedance (Ω)	RCD operating times in (ms)			
				BS (EN)	Type		Rating (A)	Fault current carrying capacity (kA)	Operating current (mA)	Ring Circuit only			all circuit	Between live conductors <	Live Earth >	Neutral/Earth >							
												R1	Rn	R2	R1+R2					T1	T5		
1	EMPTY																						
2	cooker	PVC	1	6.0	2.5	0.40	60898	B	32	6	30	NA	NA	NA	0.07		200	200	200	✓	0.42	36.0	17.0
3	Room Sockets	PVC	3	2.5	1.5	0.40	60898	B	32	6	30	0.32	0.32	0.53	0.22		200	200	200	✓	0.57	36.0	17.0
4	Smoke Alarms	PVC	2	1.5	1.0	0.40	60898	B	6	6	30	NA	NA	NA	0.30		200	200	200	✓	0.65	-	-
5	Lighting Room, Kitchen & bath	PVC	3	1.5	1.0	0.40	60898	B	6	6	30	NA	NA	NA	0.26		200	200	200	✓	0.61	-	-
6	Sockets Kitchen	PVC	5	2.5	1.5	0.40	60898	B	32	6	30	0.17	0.17	0.28	0.12		200	200	200	✓	0.47	36.0	21.0
7	EMPTY																						
8	EMPTY																						
9	Lighting outside	PVC	2	1.5	1.0	0.40	60898	B	6	6	30	NA	NA	NA	0.40		200	200	200	✓	0.75	-	-

[illegible]

From: [REDACTED]@camden.gov.uk>
Sent: 22 January 2020 14:15
To: Dennis, Max
Subject: LONDON LANDLORD ACCREDITATION SCHEME - ACCREDITATION COURSE - REMINDER

Dear Landlords/Agents

This email is to remind you of your booking to attend the LLAS accreditation course on Thursday 23 January 2020 at Brent:

London Borough of Brent, Brent Civic Centre, Training room 4 IT Suite, 1st Floor, Engineers Way, Wembley, HA9 0FJ

There is [Blue Badge](#) parking and cycle spaces at the centre, but only a limited number of paid-for parking spaces. Go to the [Brent Civic Centre car park](#) page for more information.

The [83](#), [92](#), [182](#) and [206](#) buses all stop near the building and the nearest station is [Wembley Park](#) (Metropolitan and Jubilee lines). [View the local bus route map pdf](#) and [live local travel updates](#).

Thursday 23 January 2020

9.15 am – 4.30 pm

Please bring a pen & paper to take notes.

Lunch and refreshments will be provided on the day.

Please note that failure to attend, postponement or cancellation today will result in the loss of your course fees.

There is a validation paper at the end of the course and you will find out about your test results within a month of you attending the course.

We look forward to seeing you all on the day.

Regards

[REDACTED] BA Hons Business Management;
LLAS/ATLAS Marketing & Accreditation Officer
Housing Supply, Initiatives and Partnerships
Supporting People
London Borough of Camden

Telephone: [REDACTED]
Web: camden.gov.uk
8th Floor
5 Pancras Square
London N1C 4AG

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Accounts SECURESOL

From: llas@camden.gov.uk
Sent: 14 January 2020 14:31
To: Accounts SECURESOL
Subject: Payment successful - LLAS-12526

Dear CHIRAG GADHER,

Thank you for your payment for transaction LLAS-12526. Below is a summary of the transaction for your reference.

Course Events Booked

Accreditation Training - Accreditation Training - 5 Year Accreditation

Date & Time: 23/01/2020 09:15

Venue: Brent Civic Centre, Training Suite 1T-004, Engineers Way, Wembley , HA9 0FJ

The [83](#), [92](#), [182](#) and [206](#) buses all stop near the building and the nearest station is [Wembley Park](#) (Metropolitan and Jubilee lines). [View the local bus route map pdf](#) and [live local travel updates](#).

Attendees Booked

CHIRAG GADHER

Total items: 1

Total: £199.90

Date: 14/01/2020 14:31:27

Reference: LLAS-12526

Regards

London Landlord Accreditation Scheme

Accounts SECURESOL

From: automailer@e-paycapita.com
Sent: 14 January 2020 14:31
To: Accounts SECURESOL
Subject: Payment Authentication Receipt - DO NOT REPLY TO THIS E-MAIL

Mr CHIRAG GADHER

London Borough of Camden

Date:14 January 2020, Time:14:31

Payment Receipt - VAT number: 232031640

Sale details

Transaction ID	Description	Amount
425-2852	Accreditation Training - 5 Year Accreditation LLAS	199.90
Total amount		199.90

Payment details

Unique transaction ID
LLAS12526
Payment reference
425-2852
Payment Service Provider Id
CVGXW8S9RFR7
Card number:
*****4344
Cardholder:
Pratap Gadher
Authorisation code
450181
Email address:
accounts@securesol.net
Merchant number:
89473793

Certificate of Accreditation



**London Landlord
Accreditation Scheme**

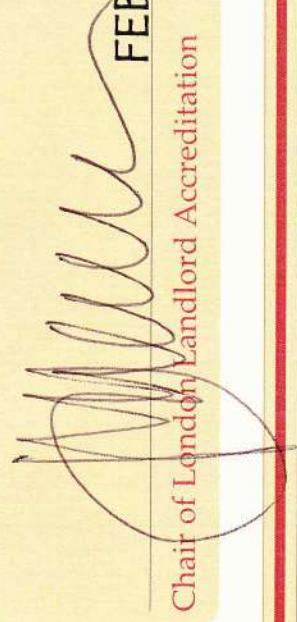
**Helping You Get It
Right**

This certificate is awarded to

CHIRAG GADHER

by **London Landlord Accreditation Scheme**

Accreditation Number 20030793I


Chair of London Landlord Accreditation

FEB 2020

Date

FEB 2025

Expiry Date



LICENCE NUMBER: HMOM/20/62466

Housing Act 2004

Licence for a House in Multiple Occupation

The London Borough of Barnet approved the application to operate a house in multiple occupation and hereby grant a Licence under section 64 Housing Act 2004 in respect of: -

36 Sunningfields Road, London, NW4 4RL

This Authority is satisfied that the most appropriate person to be the licence holder is:

Name: **Mr Chirag Gadher**

Of: [REDACTED]

The named person having responsibility for the management of the licensed premises is:

Name: **Mr Chirag Gadher**

Of: [REDACTED]

Issue Date: **24th March 2020**

This licence is valid for a period of **FIVE** years from the date of issue.

This licence is granted on the stipulation that the enclosed conditions shall apply for its duration.

Signed: [REDACTED]

Belinda Livesey
Private Sector Housing Manager

All correspondence should be addressed to: -

Private Sector Housing Manager
Environmental Health Department
Development & Regulatory Services
London Borough of Barnet
2 Bristol Avenue, Colindale
London, NW9 4EW
Telephone: 020 8359 5355
Fax No: 0870 889 6793
Email: hmos@barnet.gov.uk

Notes

1 Material changes to the licensed property or licence holder

If there is a material change of circumstance affecting the licence holder, the operation of the property or the mode of occupancy, the licence holder must inform the Council immediately. No alteration which may affect the licence contents or conditions attached to the licence may be made to the property without the prior written consent of the Council's Private Sector Housing Team. Any proposed alterations should also be discussed with the Council's Building Control and Planning Services as the works may require approval under Building Regulations and/or the Town and Country Planning Acts.

2 Notification of changes to licence details

If at any time during the period of the licence:

- an application to vary the licence has been received from the licence holder or relevant person by the Council and variation to the licence has been agreed between the Council and existing licence holder, or
- there has been a change of circumstances to the premises since the licence was granted, or
- the number of households or persons appropriate as the maximum number authorised to occupy the HMO has changed since the date the licence was granted,

an application must be made to the Council to vary the licence details for the premises.

3 Failure to comply with licence conditions and other offences

It is an offence to knowingly permit another person to occupy the house which results in it being occupied by more households or persons than authorised by this licence. The offence carries an unlimited fine.

It is an offence to fail to comply with a licence condition. Each offence is subject to a fine of up to £5,000.

In either of the cases above, the licence may be revoked.

4 Alternative works

Any proposed alternative works which may satisfy the terms and conditions of this licence should be discussed and agreed by the Council. You must consult the Council in writing before commissioning works as incorrect works may be a breach of the conditions of this licence.

6 General

The property licence and conditions do not imply or grant by inference or otherwise, any approval or permission for any other purpose including Building Control and Planning purposes under the relevant Acts, leasehold terms and conditions or the Regulatory Reform (Fire Safety) Order 2005. Conversely compliance with any of these requirements does not confer or imply compliance with the Housing Act 2004.



**HOUSING ACT 2004 PART 2 AND SCHEDULE 5 (7)
LICENSING OF HOUSES IN MULTIPLE OCCUPATION**

NOTICE OF APPROVAL

TO GRANT A LICENCE IN RESPECT OF A HOUSE IN MULTIPLE OCCUPATION (RENEWAL)

To: **Mr Chirag Gadher**

Of: **203 Preston Hill, Harrow, London, HA3 9UL**

The London Borough of Barnet 'the Authority' has approved the application for a house in multiple occupation licence for the property known as **36 Sunningfields Road, London, NW4 4RL** the 'house'.

The decision to approve the licence was made on 4 March 2020

The Authority is of the opinion that the following matters have been satisfied:-

- ♦ The house is reasonably suitable for occupation by not more than **8 persons (5 households)**, as detailed in the attached proposed licence.
- ♦ The proposed licence holder is the most appropriate person to be the licence holder of the house
- ♦ The proposed licence holder is a fit and proper person
- ♦ The proposed manager is the person having control of the house.
- ♦ The proposed management arrangements for the house are otherwise satisfactory.

The terms of the attached licence are included in the attached **Schedule 1**.

If you do not agree with the decision to approve the licence you may appeal to First-tier Tribunal (Property Chamber) within 28 days beginning with the date specified in this notice.

Dated: **24 March 2020**

Signed:

Belinda Livesey
Private Sector Housing Manager

This matter is being dealt with by:
Kevin Gray
Private Sector Housing Team
Environmental Health Department
Development & Regulatory Services
London Borough of Barnet
2 Bristol Avenue, Colindale
London, NW9 4EW
Tel: 020 8359 7421
Fax No: 0870 889 6793
Email: kevin.gray@barnet.gov.uk

SEE ATTACHED NOTES

Notes

Below is an explanation of some of the definitions used in the attached notice of intention to grant renewed licence in respect of a house in multiple occupation.

1. House in multiple Occupation (HMO).

An HMO is a house or flat that is occupied, as a main residence, by more than one household, where occupiers share facilities such as kitchens, bathrooms and WCs. This would include for example, houses containing bedsits, a combination of bedsits and self contained flats (where the bedsits share facilities), shared houses and hostels.

In addition, buildings entirely converted into self contained flats NOT in strict compliance with the Building Regulations 1991, or with the equivalent building standards contained in the Building Regulations which applied at the time of conversion, and occupied by less than two thirds owner occupiers are also HMOs.

2. Household

The definition of **household** relates to any members of the same family, including spouses, aunts, uncles, nieces, nephews, grandparents etc. and partners living together as husband and wife (or in an equivalent relationship in the case of persons of the same sex).

3. The most appropriate person.

The most appropriate person is normally the landlord if s/he is receiving all rents directly. If however, a managing agent has financial control of the HMO they may be the most appropriate person to hold the licence.

4. Fit and proper persons

The licence holder and any manager of the property must be 'fit and proper' persons. The London Borough of Barnet will consider any evidence of offences committed/malpractice in deciding whether the licence holder and/or manager are 'fit and proper'. Evidence to be considered is:

- Offences involving fraud/dishonesty/violence/drugs or certain sexual offences.
- Unlawful discrimination on the grounds of sex/colour/race/ethnic or national origins/disability, in, or in connection with, the carrying on of any business.
- Contravention of any Housing/Landlord and Tenant/Planning legislation.

5. Management Arrangements

The London Borough of Barnet must consider that the management arrangements are satisfactory, and in deciding this must take into account:

- That anyone involved in the management of the property has a sufficient level of competence and is a fit and proper person.
- Management structures and funding arrangements are suitable.

6. Right of Appeal

The licence holder or any 'relevant person' may appeal against the grant of the licence, which may in particular relate to any of the terms within 28 days from the date the decision to grant the licence was made.

An appeal can be made to the First-tier Tribunal (Property Chamber) - 10 Alfred Place, London, WC1E 7LR, Tel: 0845 600 3178 or Tel: 020 7446 7700, Fax: 020 7637 1250 email: rpilondon@hmcts.gsi.gov.uk Web: <http://www.justice.gov.uk/tribunals/residential-property>

7. Penalties

A person having control or managing a house in multiple occupation who fails to

- license the house
- or
- allows the house to be occupied by more persons or households than is permitted by the licence

commits an offence which is subject to a fine of up to £20,000.

(section 72)

A licence holder or person who has restrictions or obligations placed on him by the licence and who fails to comply with the conditions of a licence commits an offence and is liable to a fine not exceeding level 5 on the standard scale (£5000).

(section 72)

8. General

If you do not understand the licence or wish to know more about it, you can contact the Private Sector Housing Team at the Council. If you want independent advice about your rights and obligations, you should go to a Citizens Advice Bureau, Housing Aid Centre, Law Centre or a solicitor.