



Housing Act 2004

Register of licences: Houses in Multiple Occupation (HMOs)

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

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

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 For details of historic licences, or licences which have been revoked, surrendered or superseded, please contact us.

Please send any enquiries to:

By post

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

By email

pshousing@dacorum.gov.uk

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

Reuse of data

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

Licence number & dates	Address of the licensed HMO	Key contacts	Property particulars
<p>M057103</p> <p>Licence valid from: 24 August 2023 to: 20 November 2024</p>	<p>57 Wootton Drive Hemel Hempstead Hertfordshire HP2 6LA</p>	<p>Licence holder(s): HRK Property Limited Beechwood, Solesbridge Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5SW</p> <p>Person(s) managing the licensed HMO: Arren Limited 10-12 Barnes High Street, London, SW12 9LW</p>	<p>Maximum permitted number of: Households: 6 Occupants: 10</p> <p>No. of storeys above ground: 2 No. of storeys below ground: 0</p> <p>No. of rooms providing sleeping accommodation: 6 No. of rooms providing living accommodation: 2</p> <p><i>(Where HMO consists of flats)</i> No. of self-contained flats: 0 No. of non self-contained flats: 0</p> <p>Shared amenities: Sinks: 2 Baths: 0 WCs: 2 WHBs: 2 Showers: 2 Kitchens: 1</p>
<p>Non-standard conditions applying to this licence, if any: <i>(see page 161 for standard conditions)</i></p>		<p>Summary information of any matter referred to First Tier / Upper Tribunal, and decision:</p>	

Standard licence conditions

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

Management Arrangements

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

Letting Arrangements

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

Display of information in the property

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

Anti-social Behaviour

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

Refuse Disposal

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

External Areas

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

Electrical System

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

