

HMO MANAGEMENT PLAN

Property Details

- Address: 4a Barratt Avenue, N22 7EZ
 - Use: 3-person C4 HMO
 - Occupiers: Students and young professionals
 - Licence: In place
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1. Management Responsibility

The property will be professionally managed by the licence holder, who will:

- Maintain common areas
 - Respond to complaints
 - Ensure compliance with licence conditions
 - Provide tenants with house rules
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2. Tenant Profile

The property will be occupied by:

- Full-time students and young professionals
 - Single occupancy per bedroom
 - Maximum of 3 residents
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3. House Rules

Tenants will be required to:

- Respect neighbours
- Keep noise to reasonable levels
- Manage waste correctly
- Avoid anti-social behaviour

Written tenancy agreements will include these obligations.

4. Refuse Management

Refuse will be:

- Stored in dedicated bins in the **front entrance garden**
- Presented on collection days only
- Managed by tenants under landlord supervision

This accords with Haringey waste guidance.

5. Parking Management

Tenants will be informed that:

- Parking permits may be restricted
 - Sustainable transport is expected
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6. Maintenance and Safety

The landlord will ensure:

- Valid HMO licence maintained
- Fire safety systems maintained
- Regular property inspections
- Prompt repairs