

PATTALIS LTD

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RESIDENTIAL & COMMERCIAL PROPERTY LETTINGS & MANAGEMENT

Official Planning Statement

Pattalis Ltd. has been a residential and commercial property landlord since 1979. Planning permission to convert the upper residential units into self-contained flats was granted by Haringey Council and supported by a renovation grant that included a five-year moratorium on rent-control restrictions. All aspects of the construction works were governed by, inspected under, and completed in accordance with the requirements of Building Control and Environmental Health, with completion in 1986.

Throughout ongoing renovation and modernisation works, Pattalis Ltd. continues to improve all properties, including the installation of rear internal thermal walls and upgrades to all gas boilers to A+ Worcester Bosch models. New smoke, carbon monoxide and heat detectors have been installed in all rooms and common areas across the properties, together with an interconnected fire alarm system for all flats. Upgrading all electrical mains to Wylex 5 Way Metal Consumer Unit c/w 100A Switch & Wylex RCBOs. These systems are periodically tested and certified; electrical installations are inspected (EICR) every five years, and annual Gas Safe inspections and services are carried out on all applicable appliances.

Pattalis Ltd. has complied with legal requirements for deposit protection. In 2015 Haringey introduced selective licensing; Pattalis Ltd. successfully obtained a licence upon demonstrating full compliance on 19th February 2016, CH/HIT(PS) CG

The licence was renewed in 2022 and the properties were further inspected in 2024. Most recently, compliance was confirmed and signed off by Dayne Gibbons, HMO Compliance Officer, on 18 July 2025, HAR-216294-1.

In addition, a 12-month HMO licence was granted on 8 June 2026; this may be extended to a five-year licence upon receipt of a Certificate of Lawfulness.

For Pattalis Ltd



Mr. A Pattalis