

Housing Improvement Team (Private Sector)
Cara Guthrie Environmental Health/Housing Officer

Haringey
LONDON

Apostolos Pattalis
18 Oakwood Park Road,
London
N14 6QG

Date: 19 February 2016
Your ref:
Our ref: CH/HIT(PS)/CG

Dear Mr Apostolos,

Re: **HOUSING ACT 2004 - HMO LICENSING**
367 - 369 GREEN LANES, LONDON N4 1DY

Please find enclosed notice of the Council's decision to grant an HMO licence for the above property, together with a copy of the licence and attached schedules.

Yours sincerely,

C Guthrie

Cara Guthrie
Environmental Health/Housing Officer

Housing Improvement Team
(Private Sector)
1st Floor, Apex House,
820 Seven Sisters Road,
London N15 5PQ

T 020 8489 2240
E Cara.Guthrie@haringey.gov.uk

www.haringey.gov.uk

HOUSING ACT 2004

Schedule 5, Paragraph 7

NOTICE OF DECISION TO GRANT AN HMO LICENCE

To: Apostolos Pattalis

of: 18 Oakwood Park Road, London N14 6QG

The London Borough of Haringey ("the Council") has decided to grant a licence under Part 2 of the Housing Act 2004 in respect of the house in multiple occupation (HMO) at:

367 – 369 GREEN LANES, LONDON N4 1DY

The Council has made this decision as it is of the opinion that the following requirements have been or will be satisfied:

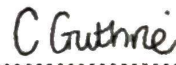
- The house is or will be made reasonably suitable for occupation by not more than the maximum number of households or persons as specified in the licence.
- The proposed licence holder is the most appropriate person to hold the licence.
- The proposed licence holder is a fit and proper person.
- The proposed manager is either the person having control of the house or a person who is an agent or employee of the person having control of the house.
- The proposed manager is a fit and proper person.
- The proposed management arrangements for the house are or will be made satisfactory.

A copy of the licence is attached.

The licence applies for a period of 5 years and the licence holder is required to abide by the conditions of the licence.

If you do not agree with the decision to grant the licence, you may appeal to a Residential Property Tribunal within 28 days from the date the decision was made.

Dated: 19 February 2016

Signed: 
.....
For TRACIE EVANS, Chief Operating Officer being the
Officer appointed for this purpose

Our Ref: HIT(PS)/CG

This matter is being dealt
with by: Cara Guthrie
Direct dial: 020 8489 2240

ADDRESS (To which any communication
regarding this Notice may be sent):-

Community Housing
Housing Improvement Team (Private Sector)
1st Floor, Apex House, 820 Seven Sisters Road,
London, N15 5PQ

HOUSING ACT 2004

Section 64

HOUSE IN MULTIPLE OCCUPATION (HMO) LICENCE

To: Pattalis Ltd

of: 18 Oakwood Park Road, London, N14 6QG

The London Borough of Haringey ('the Council') hereby grants you a licence under Section 64 of the Housing Act 2004 in respect of the house in multiple occupation (HMO) at:

367 - 369 GREEN LANES, LONDON N4 1DY

The Council is of the opinion that on completion of the works required as one of the conditions of the licence the property will meet the Council's prescribed HMO standards for occupation by not more than 11 persons occupying as 10 households, as detailed in the attached Schedule of Occupation ('Schedule 1').

The licence is granted subject to the conditions set out in the attached Schedule of Licence Conditions ('Schedule 2').

The licence shall remain in effect for a period of 5 years from the date of issue, unless revoked.

Dated: 19th February 2016


S. Russell
Being the Officer

367 - 369 GREEN LANES, LONDON N4 1DY

SCHEDULE 1 - SCHEDULE OF OCCUPATION

(Housing Act 2004, Section 67)

The maximum occupation for each unit of accommodation is restricted or prohibited as follows. These numbers must not be exceeded.

<u>Unit of accommodation</u>	<u>Maximum no. of persons</u>	<u>Reason for restriction</u>
First Floor Flat (367 Green Lanes)	2	This unit is suitable for occupation by a maximum of two persons in one household.
First Floor Flat (369 Green Lanes)	3	This unit is suitable for occupation by a maximum of three persons in three households.
Second Floor Flat (367 Green Lanes)	3	This unit is suitable for occupation by a maximum of three persons in three households.
Second Floor Flat (369 Green Lanes)	3	This unit is suitable for occupation by a maximum of three persons in three households.

SCHEDULE 2 – SCHEDULE OF LICENCE CONDITIONS

(Housing Act 2004, Section 67)

1. Numbers of persons permitted to occupy

- 1.1 The licence holder must not let the property or parts of the property to numbers of households and/or persons exceeding the maximum numbers specified in the licence.
- 1.2 Where the numbers are in excess of the permitted levels at the time of the granting of the licence, the licence holder must take the appropriate legal steps to reduce the numbers at the earliest opportunity.
- 1.3 Where a tenant (or tenants) allows someone to move into their accommodation so that the permitted number for that accommodation is exceeded, the licence holder must again take the appropriate legal steps to reduce the numbers at the earliest opportunity.

2. Changes to the licensed property or licence holder

- 2.1 The licence holder must notify the Council of any material change of circumstances or of any intended alterations or changes in the use or occupancy of any room which may affect the contents of the licence, the conditions attached to the licence, or the operation of the property. *[N.B. It is not necessary to notify the Council of changes in occupancy unless the maximum numbers of households or persons are exceeded].*

3. Requirement for works to be carried out

- 3.1 The licence holder must carry out the works in the attached schedule within the specified time period(s).

4. Letting arrangements

- 4.1 The licence holder must ensure that the tenants are provided with written statements of the terms of their occupation at the commencement of their tenancies.
- 4.2 Where the rent is payable weekly, the licence holder must either ensure that payments are recorded in a rent book to be kept by the tenant or ensure that a written receipt of each rental payment is issued to the tenants.
- 4.3 The licence holder must respect the legal rights of the tenants in relation to their occupation of the property. Proper regard is to be given to these rights when, for example, terminating tenancy agreements, undertaking inspections of tenants' rooms, imposing rent increases, and reimbursing rent deposits.

5. Managing anti-social behaviour

HOUSING ACT 2004
Schedule 5, Paragraph 1

NOTICE OF PROPOSAL TO GRANT AN HMO LICENCE

To: Apostolos Pattalis

of: 18 Oakwood Park Road, London N14 6QG

The London Borough of Haringey ("the Council") has received an application for a licence under Part 2 of the Housing Act 2004 in respect of the house in multiple occupation (HMO) at:

367 – 369 GREEN LANES, LONDON N4 1DY

The Council is proposing to grant the licence, a draft copy of which is attached, as it is of the opinion that the following requirements have been or will be satisfied:

- The house is or will be made reasonably suitable for occupation by not more than the maximum number of households or persons as specified in the licence.
- The proposed licence holder is the most appropriate person to hold the licence.
- The proposed licence holder is a fit and proper person.
- The proposed manager is either the person having control of the house or a person who is an agent or employee of the person having control of the house.
- The proposed manager is a fit and proper person.
- The proposed management arrangements for the house are or will be made satisfactory.

The licence will last for a period of 5 years from the date of issue and the licence holder will be required to abide by the conditions of the licence.

If you consider that the licence should not be granted or that its requirements should be modified, you should make written or oral representations to the case officer named below within 14 days from the date of this Notice. Any comments which you make and which you do not withdraw will be considered before any final decision is made.

Dated: 4 February 2016

Signed:

C Guthrie
For TRACIE EVANS, Chief Operating Officer, being the
Officer appointed for this purpose

Our Ref: HIT(PS)/CG

This matter is being dealt
with by: Cara Guthrie
Direct dial: 020 8489 2240