



HMO Management Plan

Address: 94, Marlborough road, N22 8NN

Use: House in Multiple Occupation (C4) – up to 6 occupants

1. Introduction

This HMO Management Plan has been prepared to demonstrate the effective and responsible management of the property at 94, Marlborough road, N22 8NN which operates as a small House in Multiple Occupation (HMO).

The property accommodates up to six occupants and is managed in accordance with relevant legislation and local authority requirements.

2. Management Responsibilities

The property is under active management to ensure:

- Compliance with HMO licence conditions
- Regular maintenance and inspections
- Prompt response to tenant concerns

Tenants are provided with clear contact details for reporting maintenance issues or emergencies.

3. Tenant Management

- All tenants are referenced prior to occupation
- Tenancy agreements clearly outline responsibilities and house rules
- Occupancy levels are strictly controlled in line with the HMO licence

Tenants are expected to behave responsibly and respect neighbours and shared facilities.





4. Property Maintenance

- Routine inspections are carried out periodically
- Repairs are addressed promptly
- Communal areas are kept in good condition

The property is maintained to ensure a safe and comfortable living environment.

5. Fire Safety Management

The property includes appropriate fire safety measures in accordance with HMO standards set by the London Borough of Enfield Council, including:

- Interlinked smoke detection system
- Fire doors where required
- Clear escape routes

Regular checks are carried out to ensure all fire safety systems are operational.

6. Waste Management

- Adequate refuse and recycling bins are provided
- Tenants are instructed on proper waste disposal procedures
- Bins are presented for collection in accordance with local authority schedules

This ensures that waste does not accumulate and the property remains tidy.

7. Anti-Social Behaviour

Tenants are required to:

- Avoid excessive noise
- Respect neighbours
- Comply with house rules

Any complaints are taken seriously and addressed promptly by management.





8. Cleaning of Communal Areas

- Communal areas are maintained regularly
- Tenants are encouraged to keep shared spaces clean and hygienic

9. Repairs and Emergencies

- Tenants can report issues via phone or email
- Emergency repairs are prioritised and addressed promptly

10. Conclusion

The property is actively and responsibly managed to ensure compliance with all relevant HMO standards and to provide a safe, well-maintained, and well-regulated living environment for occupants.

This management approach ensures minimal impact on the surrounding area and supports the continued use of the property as a small HMO.

