

HMO Management Plan
349C High Road, Wood Green, London N22 8JA

1. The property will contain 6 no en-suite rooms for 9 people, each with a furnished bedroom and WC. 5 rooms for double and 1 room for single occupancy only. There will also be 1 communal kitchen/living room.
2. Communal areas and amenities include use of a living room with TV and usual furnishing, shower/bathroom/WC and kitchen with usual appliances including an automatic washing machine; washing to be dried by tumble drier. Doorbell and letter box for each room.
3. Domestic rubbish waste to be stored in appropriate recycling receptacles on hard standing to ground and first floor of property and to be taken to the front of the property on appropriate days for collection.
4. A schedule of waste/recycling collection days to be posted in the kitchen and tenants made aware of responsibility for proper disposal and the clause in the tenancy agreement relating to that to be drawn to their attention.
5. Attention of tenants to be drawn to clause in tenancy agreement relating to maintaining front and back gardens in a reasonable state and free of rubbish or other unsightly objects.
6. Attention of tenants to be drawn to clause in tenancy agreement relating to excessive noise and other antisocial or unreasonable behaviour and failing to be neighbourly will be issued with a warning both verbal and written. If the tenant fails to act appropriately after an initial warning they will be evicted.
7. Landlord to perform monthly checks on fire alarms and general status of building including rooms.
8. Landlord to check that refuse/recycling bins or other rubbish receptacles are not stored to front of property at, at least, two weekly intervals and take action to ensure they are moved to the rear of the property if found to be.
9. Landlord to provide tenants with contact details of landlord for reporting faults or any maintenance issues.
10. Landlord to provide immediate neighbours with contact details (telephone number and email) for use in the event of emergencies or matters of concern.
11. Landlord to have necessary Landlord Licence Certificate.
12. Fire extinguisher equipment at every floor including heat detectors and fire blankets to be provided and checked regularly.

ANVA
December 2023