

HMO Management Plan

Address: 189 Mount Pleasant Road, Haringey, N17 6JH

Proposal: Change of Use from C3 (Dwellinghouse) to Sui Generis HMO (8-Person) with Loft Extension.

1. Property Overview

This management plan relates to an 8-bedroom large House in Multiple Occupation (HMO), arranged over four floors including a basement and a new loft level. Each occupant will have their own private ensuite bedroom, with access to shared kitchen and dining facilities.

The HMO will be managed in accordance with the Housing Act 2004, the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) Regulations, and Haringey Council's local HMO licensing standards.

2. Tenancy Arrangements

- Each occupant will hold an individual Assured Shorthold Tenancy (AST) agreement.
 - The maximum number of occupants is **8** (one per bedroom).
 - No subletting or short-term letting (e.g. Airbnb) is permitted.
 - Regular inspections will be conducted at least quarterly to ensure compliance with occupancy and safety conditions.
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3. Waste Management

- Refuse storage provision:
 - **3 x 240L general waste bins**
 - **3 x 240L recycling bins**
 - **2 x 20L food waste caddies**
- All bins are stored in a screened and enclosed front garden area.

- Occupants will be issued clear guidance on bin usage and collection days.
 - Waste and recycling compliance will be monitored as part of routine inspections.
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4. Maintenance and Repairs

- Emergency repairs (e.g. water/gas leaks, electrical hazards) will be addressed within 24 hours.
 - Routine non-urgent repairs will be resolved within 5 working days.
 - A record of all inspections, repairs, and servicing will be kept.
 - Annual testing and certification will be carried out for gas safety, fire systems, and portable appliances.
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5. Cleaning and Hygiene

- Tenants are responsible for the cleanliness of their own rooms.
 - A professional cleaner will clean all shared areas (kitchen, hallway, bathrooms, and stairwells) once every two weeks.
 - A cleaning rota or logbook will be provided in the shared hallway or kitchen area.
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6. Fire Safety

- The property will include:
 - Interlinked, mains-powered smoke detectors in all habitable rooms and circulation areas.
 - Emergency lighting in common hallways.
 - Fire-rated doors with self-closers to all bedrooms and kitchens.
 - Fire extinguisher and blanket in the kitchen.
 - A fire risk assessment will be reviewed annually.
 - Fire safety signage and evacuation procedures will be clearly displayed in the hallway.
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7. Anti-Social Behaviour and House Rules

- House rules will be included in each tenancy agreement, covering:
 - Quiet hours and noise limits.
 - Responsibilities for cleaning and communal respect.
 - Prohibition on anti-social behaviour, illegal activities, or nuisance.

- Violations may result in warnings or eviction in serious cases.
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8. Cycle Parking

- The property includes secure covered storage for 8 bicycles in the basement.
 - Tenants will be encouraged to use the facility as part of the car-free nature of the development.
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9. Parking and Sustainable Transport

- No on-site vehicle parking is provided.
- The site has a **Public Transport Accessibility Level (PTAL) of 3**, with strong access to bus and rail links.