

MANDATORY LICENSING OF HOUSES IN MULTIPLE OCCUPATION LICENCE

HOUSING ACT 2004, PART 2

This Licence relates to: **11 Addington Road, Reading, RG1 5PW**

Licence Reference Number: **646561**

Licence start date: **09 OCT 2019** Licence expiry date: **08 OCT 2024**

Licence Holder: Pelham Capital Real Estate Ltd
Address: Hillside House, 19-28 Allcroft Road, Reading, RG1 5DJ

The total permitted occupancy of this property is up to **10** people.
The maximum permitted number and ages of occupiers for each room/letting are shown in the table below.

Room/letting	Maximum number of occupiers permitted	Room(s) permitted for occupation by people under the age of 10 years only
Ground Floor Front Right, Ground Floor Front Left and Ground Floor Rear rooms	2 people per room	Not applicable
First Floor Front Left, First Floor Middle Left and First Floor Middle Right rooms	1 person per room	Not applicable
First Floor Front Right and First Floor Rear Right rooms	2 people per room	Not applicable
Second Floor Front and Second Floor Rear rooms	2 people per room	Not applicable
All other areas in the property	Not permitted as sleeping accommodation	

Further details of this scheme are available from:
Private Sector Housing, Environmental Health
Reading Borough Council
Civic Offices
Bridge Street
Reading, RG1 2LU
0118 9372151

Signed 
Giorgio Framalicco, Assistant Director of Planning, Transport and Regulatory Services*
(authorised on behalf of the Council)

Licence Conditions

For any timescales listed below that set a deadline for compliance with a licence condition, the starting date is the date of the 'Notice of the Council's Decision to Serve a Licence'.

1	Facilities	Time Period for compliance	Date Completed
1.1	All wash hand basins shall be connected with continuous hot and cold water supplies and the foul water drainage system. Toilets shall be connected to the cold water supply and the foul water drainage system.	On-going requirement	
1.2	Install a suitably located wash-hand basin to the separate toilet compartment located on the first floor. This must comply with condition 1:1.	Within 2 months.	
1.3	Each kitchen shall be provided with a fire blanket compliant with BS EN 1869: 1997. The base of the fire blanket shall be approximately 1.5 m above floor level. The fire blanket shall not be placed directly above the cooker.	On-going requirement	
1.4	Maintain the existing food preparation and storage amenities that were found during the inspection carried out on 11 th June 2019, notwithstanding the changes required by the conditions of this licence. In addition to the above: Provide a microwave oven with grill/convection cooking options to the second floor kitchen.	On-going requirement	
1.5	The existing microwave oven in the ground floor kitchen shall be replaced with a microwave oven with grill/convection cooking options.	When the existing microwave oven fails or by the expiry of this licence (whichever occurs first)	
1.6	The Council shall be contacted before any changes are made to the numbers of showers, baths, wash hand basins and toilets within the property or to the number of rooms containing these fittings. Work shall not commence until written approval has been obtained from the Council. This condition does not apply to 'like-for-like' replacements or maintenance of existing fittings.	On-going requirement	
1.7	Each room in the property in which a fuel-burning appliance is located shall contain a carbon	On-going requirement	