

**READING BOROUGH COUNCIL
HOUSING ACT 2004, PART 2 and SCHEDULE 5
NOTICE OF THE COUNCIL'S DECISION TO ISSUE A LICENCE
FOR A HOUSE IN MULTIPLE OCCUPATION**

To: Mr Manjinder Singh
Of: 4 Freshfield Close, Lower Earley, Reading RG6 7YF

Being the manager of the house in multiple occupation known as:

20 Hatherley Road, Reading, RG1 5QA

- 1) The Reading Borough Council under Part 2 of the Housing Act 2004 have considered an application for a HMO licence received on 13 December 2017 in relation to the above premises and considered any representations made to the notice of the Council's intention to issue a licence.
- 2) The Council decided on **22 OCT 2018** to grant a licence for the above premises for the following reasons:
The house is a house in multiple occupation requiring a licence under Part 2 of the Housing Act 2004.
The Council are satisfied, from the information available:
 - (a) that the house is reasonably suitable for occupation by not more than the maximum number of households or persons mentioned in the licence or that it can be made so suitable by the imposition of conditions under section 67;
 - (b) that the proposed licence holder-
 - (i) is a fit and proper person to be the licence holder, and
 - (ii) is, out of all the persons reasonably available to be the licence holder in respect of the house, the most appropriate person to be the licence holder;
 - (c) that the proposed manager of the house is either-
 - (i) the person having control of the house, or
 - (ii) a person who is an agent or employee of the person having control of the house;
 - (d) that the proposed manager of the house is a fit and proper person to be the manager of the house; and
 - (e) that the proposed management arrangements for the house are otherwise satisfactory.

Your attention is drawn to the right of appeal to the Council's decision, attached to this notice.

Date: **24 OCT 2018**

Signed



Giorgio Framalico
Head of Planning, Development and Regulatory Services
(authorised officer on behalf of the Council)

Contact officer: Stuart Taylor
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MANDATORY LICENSING OF HOUSES IN MULTIPLE OCCUPATION LICENCE

HOUSING ACT 2004, PART 2

This Licence relates to: **20 Hatherley Road, Reading, RG1 5QA**

Licence Reference Number: **608365**

Licence start date: **27/ 2/2018**

Licence expiry date: **26/ 2/2023**

Licence Holder: **Mr Manjinder Singh**

Address: **4 Freshfield Close, Lower Earley, Reading RG6 7YF**

The total permitted occupancy of this property is up to **6 (six)** 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	Permitted for occupation by under the age of 10 years only
Ground floor front; ground floor rear; first floor middle; second floor front room; second floor rear	One (1) person per room, maximum	N/A
First floor front room	Two (2) people, maximum	N/A
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, Head of Planning, Development and Regulatory Services,
(authorised on behalf of the Council)