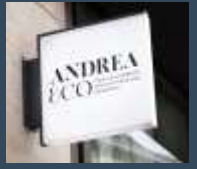


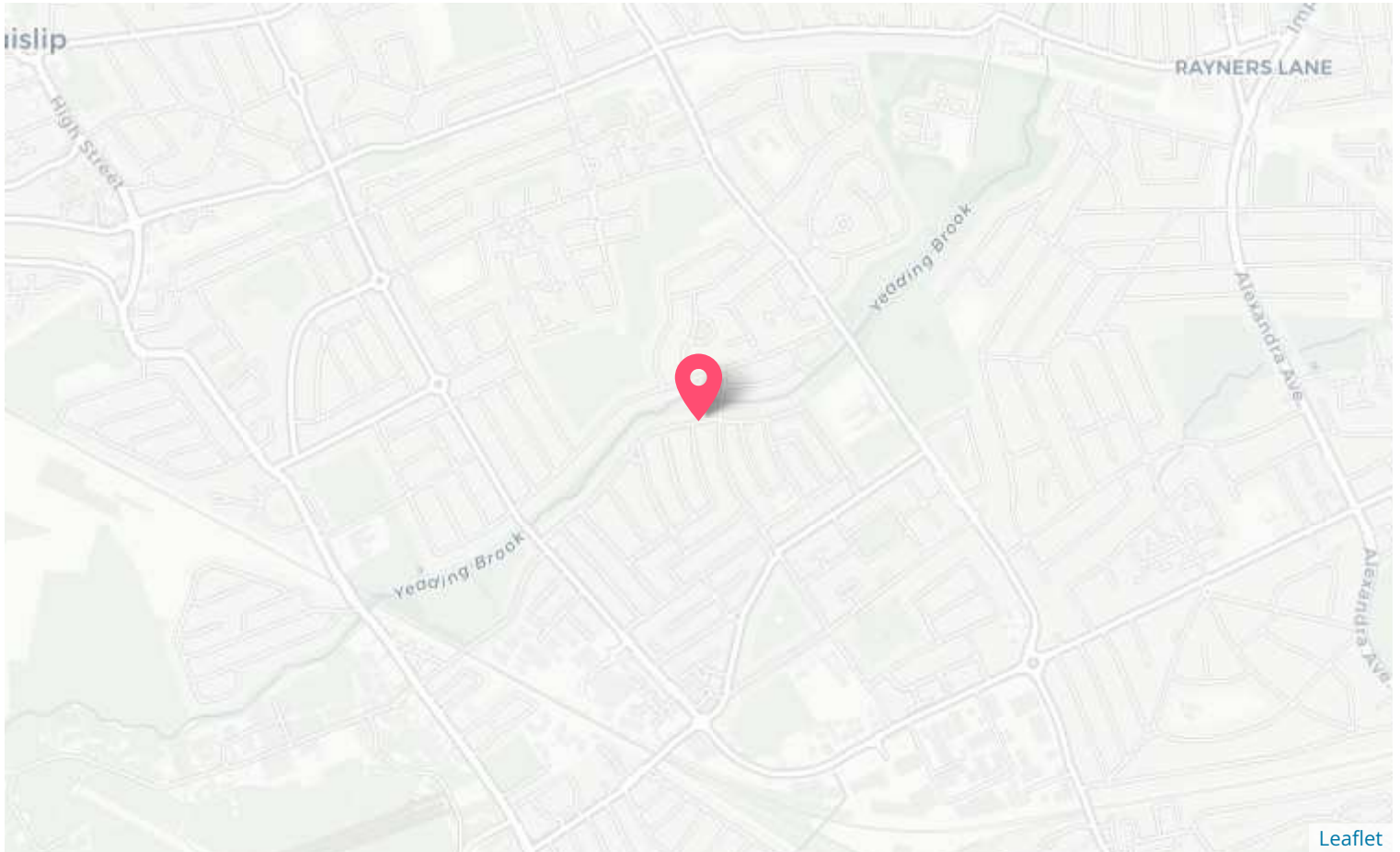
KAMMA

Property Report



110 TORCROSS ROAD, RUISLIP, HA4 0TG

report generated on
Tue 19th Mar 2024



This report collates the latest available property data to deliver the best possible returns on your property:



Licensing status - Assess requirements to uncover potential costs or risk exposure. Also see if any Article 4 directives apply to use of the property as an HMO



Environmental impact - Review EPC status benchmarked against current and future requirements to stay ahead of legislation

About Andrea & Co Estate Agents

So why is Andrea & Co so different? Well...we're not typical estate agents. We like to think of ourselves as your personal property professionals, working with you every step of the way, whether you are a buyer, seller, landlord or tenant. A truly personal and unique service!

Property Licensing

The **Housing Act 2004** is the main housing legislation used by local authorities to regulate standards in the private rented sector. It affords councils a series of measures, including the introduction of property licensing schemes, which were designed to address issues within the private rented sector.

There are currently three types of licensing schemes in the UK. Mandatory HMO licensing applies throughout the country. However, additional and selective licensing schemes are only found in certain areas across the UK.

500+

Schemes currently in operation throughout the UK

160+

Schemes are discretionary

Every 8 Days

A new scheme will launch in the next 12 months (on average)

Applicable licensing schemes

Local authority

Hillingdon



A Mandatory licensing scheme covers the whole of Hillingdon. This scheme is permanent and includes all HMOs with at least 5 people since October 1st 2018.



There are no active Additional licensing schemes at this location right now.



There are no active Selective licensing schemes at this location right now.

HMO Article 4

There are no active Article 4 directions at this location right now.

Future Status

No licence will be required in the future for this property.

Licence Status

Licence fees in Hillingdon start at:

£1,502+

Maximum Fine

The maximum fine in Hillingdon is:

£30,000

Need a licence?

Contact your agent who will be able to advise on the best options

What are the implications of letting out an unlicensed property?



You cannot evict tenants under section 21



You can be issued a civil penalty of up to £30,000



Tenants can file for a rent repayment order of up to 12 months rent



Following a successful prosecution, you would most likely fail a fit and proper person assessment, making it very difficult to obtain a licence in the future

Disclaimer: The Customer acknowledges that the data used in this report has been compiled from both internal and external sources. Whilst Kamma Ltd has used reasonable endeavours and efforts to ensure the reliability of the report, Kamma Ltd does not represent or warrant that the report is accurate, complete, up to date or error free. E&OE. **Attribution:** © OpenStreetMap contributors; Map tiles - © CARTO; Energy Performance of Buildings Data England and Wales - Ministry of Housing, Communities & Local Government / Open Data Communities, licensed under the Open Government Licence v3.0. See www.kammadata.com/about/colophon for full data source and attribution credits. Kamma Ltd © 2024.