

New HMO Application

Reference	HMO1767079969421
Property Details	
House number	141
Address 1	141
Address 2	Cleave Avenue
Address 3	Hayes
Postcode	UB3 4HD
Details of the person filling out this form (applicant)	
Last name	Singh
First name(s)	Bikramjeet
Building number/name	141
Street	Cleave Avenue
City or town	Hayes
Postcode	UB34HD
Country	United Kingdom
Email address	accounts@happyhomeplumbing.co.uk
Telephone number	07960881270
Who is the property manager?	Bobby Mahajan
Details of owner or lessee receiving at least 2/3 (two thirds) of the rent for the property	
Does the applicant have control of the property?	Yes
Person to be named on the licence (Proposed licence holder)	
Is the applicant the proposed licence holder?	Yes
Is the proposed licence holder currently the licensee of other HMOs or houses under Part 2 or Part 3 of the Housing Act 2004 whether in the London Borough of Hillingdon or in another local housing authority	No
Person/organisation responsible for the day to day management of the property	
Is the applicant also the manager of the property	No
Manager's details	
Last name	Mahajan
First name	Bobby
Building number	141
Street	Cleave Avenue
City or town	Hayes
Postcode	UB34HD
Country	United Kingdom

Telephone number	07960881270
Email	accounts@happyhomeplumbing.co.uk
Is the proposed manager the agent or employee of the person with control of the property	Yes
24 hour contact number in emergency / in case of nuisance being caused	07960881270
Details of the property	
Age of building (approximate)	1945_1964
Type of property for which you are seeking a licence?	End-terrace HMO
Was the property purpose built?	Don't know
Total number of storeys	3
On what levels are the storeys situated?	Ground floor,First floor,Second floor
How many separate lettings are available in the property?	6
How many are self contained?	0
Is there a resident landlord?	No
Property amenities	
How many households currently live in the property?	0
How many individuals currently live at the property?	0
How many habitable rooms are there (excluding kitchens)	6
How many bathrooms and shower rooms are there?	6
How many toilets are there?	7
How many washbasins are there?	7
How many kitchens are there?	1
How many kitchen sinks (with hot and cold water supply and a draining board) are there?	2
Does the property have a fire detection system?	Yes
Does the property have a gas supply?	No
Does the property have an emergency lighting system?	Yes
Fit and proper persons	
Have any of these persons been convicted of any offence involving fraud, dishonesty, violence, drugs or offences listed in schedule 3 of the Sexual Offences Act 2003 (offences attracting notification requirements)?	No
Has any tribunal found that any of these persons have practised unlawful discrimination on grounds of sex,	No

colour, race, ethnic or national origins or disability or in connection with any business?	
Have any of these persons contravened any Housing, Public Health, Environmental Health or Landlord and tenant Law, (including harassment illegal eviction) which led to any civil or criminal proceedings resulting in a judgement against them?	No
Has any HMO or house of which any of these persons were the owner or manager been subject to an enforcement action under Section 5(2) of the Housing Act 2004 (concerning a category 1 hazard)?	No
Has any property of which any of these persons were the owner or manager been refused a licence under Part 2 or 3 of the Housing Act 2004?	No
Has any property of which any of these persons were the owner or manager had a licence under Part 2 or 3 of the Housing Act 2004 revoked?	No
Has any property of which any of these persons were the owner or manager been the subject of an interim management order, special interim management order or final management order under the Housing Act 2004?	No
Have any of these persons been found by the local authority to have contravened an Approved Code of Practice under the Housing Act 2004 Section 233?	No
Has the licence holder or person managing attended any accredited training schemes?	No
Is the licence holder or person managing a member of any landlords' association?	No
To the best of your knowledge has any person associated or formerly associated with any of these persons (whether on a personal, work or other basis) done any of the things set out on this page?	No
Attaching Documents	
Floor plan for the property detailing the layout and position of each room	Floor Plan 141 Cleave Avenue.zip
Current inspection Report from a competent electrician	EICR SES-EIC-141Cleave_Avenue_Hayes.pdf
Fire Alarm Certificate	141 Cleave Avenue happy homes - Fire alarm certificate(1)_251213_050226.pdf
Emergency lighting certificate	141 Cleave Ave - Emergency Lighting certificate_251213_050507.pdf
Fire risk assessment	141 Cleave Ave - Fire Risk Assessment_251213_050424.pdf
PAT certificate	141 Cleave Avenue happy homes - PAT Report_251213_050255.pdf
Additional documentation	

Uploaded file	Window Glazing Certificate 141 Cleave Avenue.pdf
Payment	
Confirm you have read and understood the above statements	Confirmed
Transaction ID	24CMK4QX58CP
Declaration	
Does anyone involved in the management of the property require leave to enter or remain within the UK but does not have it?	No
Is anyone involved in the management of the property insolvent or an undischarged bankrupt?	No
has any person named on this form been associated, whether on a personal, work or other basis done any of the things, or been subject to immigration control or is insolvent or an undischarged bankrupt?	No
Name of applicant	Bikramjeet Singh
Date of application	01/09/2025
Please tick this checkbox to indicate you have read and agree to the above declarations	Yes