

HMO Management Plan for 21 New Peachey Lane UB8 3SU

Background

21 New Peachey Lane is currently owned by Mr Ali Al-Kateb & Mr Hussain Al-Najafi. The former boasting two decades worth of HMO development and management experience while the latter owns his own property lettings & management company, Phoenix Residential.

Phoenix Residential is an ARLA regulated firm based in Acton, London. The company has a wealth of experience in dealing with a variety of different tenancies; from long term single lets to serviced accommodations. We currently manage 5 HMO properties in the West/North West London area possessing a team of experienced agents who provide a top standard of care to all our tenants.

Occupancies & Quality of Service

Phoenix actively engages with tenants, neighbours, and local communities alike to ensure that the services we provide are in harmony with all concerned. Historically, we have only ever taken on people who are over 20 years of age and those who do not have any history of violence. For 21 New Peachey Lane, we will be providing a high standard of living throughout the property, featuring 5 en-suite bedrooms, communal kitchen and a 120 sqm rear garden. Cycle racks & refuse/recycling bin storage will be provided to the tenants.

Particularly imperative during the Coronavirus pandemic, a deep clean of the property will take place on a weekly basis to preserve adequate hygiene levels and to insurance the welfare and safety of all our occupants is preserved. We will also ensure that rubbish is collected once a week. As more and more staff are working from HMO, adequate WIFI is essential to maintain the efficiency and flow of the tenant's work. Therefore, fibre optic broadband will be provided for all tenants to enjoy and benefit from.

We actively encourage our tenants to adhere to a 'green way of living'. Due to the excellent transport links provided near the premises and a secured cycle rack present on site, we believe our occupants can maintain a healthy and environmentally friendly way of commuting. A detail of transport links will be provided on the communal board in the hallway.

We are actively seeking working professionals in the local vicinity that would benefit from this type of accommodation, in particular, NHS Nurses and Doctors working at Hillingdon Hospital & well as staff from the nearby Brunel University.

As a manager, I would be visiting the property regularly at least twice a week to perform the standard HMO checks. We always comply with 'THE MANAGEMENT OF HOUSES IN MULTIPLE OCCUPATION (ENGLAND) REGULATIONS 2006 and perform checks on weekly basis to ensure that there are no health and safety hazards in the property. These checks are all part of our standard practices to ensure that we pass any site visits and inspections, performed by council's visiting officers. To help us deal with emergencies and ensure smooth operation of the business, as part of our standard practices, we always have the following policies in place for each HMO property that we manage:

- Up to date gas safety certificates to be issued to occupants each year.
- A valid electrical installation condition report
- A fire detection (alarm) test report
- Valid fire risk assessments

- Valid PAT test report
- Fire doors installed throughout

A notice board will be placed in the communal area to provide the property manager's details in case of emergencies or any maintenance issues. Any maintenance issues are attended to in house and will be tackled immediately. Phoenix also provides a 24 hour emergency service to all its occupants.