



Guy Morris <guy@getrentback.org>

Property Licence Chelsea Lightfoot Hall, Manresa Rd, London, SW3 6NA PBSAFJ9 messages

[REDACTED]: RBKC <[REDACTED]>
To: "office@flatjustice.org" <office@flatjustice.org>
Cc: "EH-HMO Licensing: RBKC" <EH-HMOLIC@rbkc.gov.uk>

1 June 2026 at 13:08

Dear Guy,

Further to my previous email, the Council has now received and reviewed updated floor plans for the property.

Based on the information provided, the Council's current view is that the building is licensable as a House in Multiple Occupation (HMO). Whilst a number of the units appear to be self-contained, a significant proportion of the accommodation relies upon shared kitchen facilities throughout the building and therefore the accommodation does not comprise wholly self-contained units.

As of today, no HMO licence application has been received by the Council for the property. However, the Council has advised the managing agents that an HMO licence application is expected to be submitted in respect of the property within the next 30 days.

The managing agents have advised that the building operates as Purpose-Built Student Accommodation (PBSA) and are currently obtaining legal advice whilst also reviewing the historic position, as they understand the previous management considered the property exempt from licensing requirements.

However, the Council has advised that privately operated PBSA is not automatically exempt from HMO licensing solely because it is occupied by full-time students. Furthermore, obtaining legal advice does not prevent an application from being submitted where a property is currently occupied and operating.

We have invited the managing agents to provide any further representations they wish the Council to consider. Nevertheless, based on the information currently available, the Council's position remains that the property requires HMO licensing.

We will continue to review any further information received and will update our position if necessary.

If you require any further information, please let me know.

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[Quoted text hidden]

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[REDACTED]: RBKC <[REDACTED]>
To: "office@flatjustice.org" <office@flatjustice.org>
Cc: "EH-HMO Licensing: RBKC" <EH-HMOLIC@rbkc.gov.uk>

14 May 2026 at 15:27

Dear Guy,

Thank you for your email.

The Council is currently still awaiting further documentation and annotated floor plans from the managing agents in order to properly assess the accommodation layout and determine whether the property falls within the definition of a licensable HMO.

I understand they are currently in the process of gathering and reviewing the available floor plans. At present, the plans they hold do not clearly distinguish between the different unit types (i.e. studio and twin-bedded units), nor do they fully illustrate certain in-room facilities, such as the pantry arrangements within the twin units. As such, they are working to ensure that any documentation submitted is accurate and sufficiently detailed to support the Council's assessment.

Based on the information submitted to date, including that the building operates as Purpose Built Student Accommodation (PBSA), consists of self-contained studio and twin units, and is occupied exclusively by full-time students, the accommodation may fall outside the definition of a licensable House in Multiple Occupation under Parts 2 or 3 of the Housing Act 2004 where there are no shared facilities.

However, the Council has advised them that private companies are not automatically exempt from HMO licensing solely because accommodation is purpose built and occupied only by students. Such exemptions generally apply only where the accommodation is owned or managed directly by a university or college.

At present, no final determination has been made regarding the licensing requirements for the property pending receipt and review of the outstanding information. If necessary, once all documentation has been received and reviewed, the Council may also undertake a site inspection prior to confirming the licensing position.

We will be in further contact once the outstanding information has been received and reviewed and we are in a position to provide a further update.

Kind regards

[Redacted Signature]

[Redacted Signature]

Housing and Health Practitioner,

Private Sector Housing

Royal Borough of Kensington and Chelsea

Council Offices,

The Town Hall, Hornton Street, London, W8 7NX.

www.rbkc.gov.uk

Twitter <https://twitter.com/rbkc>

As of 1 May 2026, the Renters' Rights Act has come into force. Please see the link below for further details.

[Renters' Rights Act | Royal Borough of Kensington and Chelsea](#)

Our values are Putting Communities First, Working Together, Integrity, and Respect



From: Flat Justice <office@flatjustice.org>

Sent: 14 May 2026 06:22

To: EH-HMO Licensing: RBKC <EH-HMOLIC@rbkc.gov.uk>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

EH-HMO Licensing: RBKC <EH-HMOLIC@rbkc.gov.uk>

To: Flat Justice <office@flatjustice.org>

14 May 2026 at 14:47

Dear Mr Morris,

Thank you for your message.

I have passed your request to the officer handling this matter, who will be in touch with you shortly with an update regarding Chelsea Lightfoot Hall.

Kind regards,



Regulatory Support Officer

Private Sector Housing
Royal Borough of Kensington and Chelsea
Tel: 020 7361 3002
The Town Hall, Hornton Street, London, W8 7NX

www.rbkc.gov.uk Twitter: <https://twitter.com/rbkc>

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[Quoted text hidden]

Flat Justice <office@flatjustice.org>
To: "EH-HMO Licensing: RBKC" <EH-HMOLIC@rbkc.gov.uk>

14 May 2026 at 06:21

Dear [REDACTED],

Have you decided whether this property is licensable and checked that no application has been made?

With kind regards

Guy Morris

[Quoted text hidden]

EH-HMO Licensing: RBKC <EH-HMOLIC@rbkc.gov.uk>
To: Flat Justice <office@flatjustice.org>

24 March 2026 at 13:33

Dear Guy,

Thank you for your response.

We appreciate the information you've provided. We will continue our enquiries to establish the ownership and operational responsibility for Chelsea Lightfoot Hall, Manresa Road, SW3 6NA.

Kind regards,

[REDACTED]

HMO Licensing Technical Officer

Private Sector Housing

Royal Borough of Kensington and Chelsea

The Town Hall, [Hornton Street](#)

[London, W8 7NX](#)

Tel: 02073613002

www.rbkc.gov.uk

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Flat Justice <office@flatjustice.org>

24 March 2026 at 09:53

To: "EH-HMO Licensing: RBKC" <EH-HMOLIC@rbkc.gov.uk>

Dear [REDACTED],

We are unsure of this property's owner or operator. It seems to be advertised by a number of platforms, eg [Homes for Students](#).

With kind regards

Guy Morris

[Quoted text hidden]

EH-HMO Licensing: RBKC <EH-HMOLIC@rbkc.gov.uk>

23 March 2026 at 16:13

To: "office@flatjustice.org" <office@flatjustice.org>

Dear Flat Justice Team,

Thank you for your enquiry and for bringing this matter to our attention.

We are currently investigating the licensing status of Chelsea Lightfoot Hall, Manresa Road, London, SW3 6NA. In order for our officer to progress the case efficiently, it would be very helpful if you could provide any ownership details you hold for this property. This information will assist us in ensuring the matter is handled promptly.

We appreciate your cooperation and support.

Kind regards,

[REDACTED]

HMO Licensing Technical Officer

Private Sector Housing

Royal Borough of Kensington and Chelsea

The Town Hall, [Hornton Street](#)

[London, W8 7NX](#)

Tel: 02073613002

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From: EH-HMO Licensing: RBKC

Sent: 19 March 2026 12:22

To: 'office@flatjustice.org' <office@flatjustice.org>

Subject: RE: Property Licence Chelsea Lightfoot Hall, Manresa Rd, London, SW3 6NA PBSAFJ

Dear Flat Justice Team,

Thank you for your enquiry regarding Chelsea Lightfoot Hall.

We have checked our register and no licence or licence application for this property is recorded. The matter has been passed to an officer in our HMO Licensing team for further review. The officer will assess whether the property falls within the scope of our licensing schemes and whether an HMO licence application is required.

The officer will contact you with an update once the review is completed.

Kind regards

[Redacted Signature]

HMO Licensing Technical Officer

Private Sector Housing

Royal Borough of Kensington and Chelsea

The Town Hall, [Hornton Street](#)

[London, W8 7NX](#)

Tel: 02073613002

www.rbkc.gov.uk

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From: Flat Justice CIC <office@flatjustice.org>
Sent: 19 March 2026 07:10
To: EH-HMO Licensing: RBKC <EH-HMOLIC@rbkc.gov.uk>
Subject: Property Licence Chelsea Lightfoot Hall, Manresa Rd, London, SW3 6NA PBSAFJ

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Dear Sir/Madam,

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[Quoted text hidden]

EH-HMO Licensing: RBKC <EH-HMOLIC@rbkc.gov.uk>
To: "office@flatjustice.org" <office@flatjustice.org>

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[Redacted signature]

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Private Sector Housing
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The Royal Borough of Kensington and Chelsea.
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from your computer.

Flat Justice CIC <office@flatjustice.org>
Reply-To: office@flatjustice.org
To: hmolicensing@rbkc.gov.uk

19 March 2026 at 07:10

Dear Sir/Madam,

We are investigating the licensing of accommodation blocks in your borough and have an enquiry regarding the following property: Chelsea Lightfoot Hall, Manresa Rd, London, SW3 6NA.

The above block appears to fall within the area designated for your additional and selective licensing schemes. Furthermore, it appears that the flats in the block meet the licensing requirements of both these schemes as it contains both HMO flats and studios.

None of the flats in this block appear to be in your public register of licensed properties. Could you please confirm that the property requires a licence, as outlined above? Could you please confirm whether a licence application has been made at the property?

If a licence has been applied for, could you please confirm the date on which the application was duly made? When answering this question, we would greatly appreciate if you could word your answer in the following way: "a licence application for the property was duly made on [date]". This is to prevent any possible confusion, eg. with the date on which a licence may have been issued or when an incomplete application may have been made.

Many thanks in advance.

With kind regards,

Flat Justice Team