

Haringey Council - Public Notice

Designation of an Area for Additional Licensing of Houses in Multiple Occupation.

Notice is hereby given that London Borough of Haringey ("Council") in exercise of its powers under sec 56 of the Housing Act ("The Act") has on the 12th February 2019 (effective 22nd February 2019) designated the whole borough as subject to additional HMO Licensing. This scheme will be known as **The London Borough of Haringey Designation of an area for Additional Licensing of Houses in Multiple Occupation No 3, 2019.**

The designation applies to all Houses in Multiple Occupation ("HMO") that are occupied under a tenancy or a licence unless it is an HMO that is subject to mandatory licensing under section 55(2) of the Act or is subject to any statutory exemption.

The designation shall come into force on 27th May 2019 and shall cease to have effect on 26th May 2024. The designation is not required to be confirmed because it falls within a description of designations for which the Secretary of State has issued a General Approval dated 26th March 2015.

Upon the designation coming into force on 27th May 2019 any person having control or managing a prescribed HMO in the designated area must apply to London Borough of Haringey for a licence. Failure to apply for a licence is an offence for which a person may be subject to an unlimited fine or alternatively may be made subject to a financial penalty not exceeding £30,000. In addition they may be required to repay up to 12 months' rent if the tenant or the Council, in the case of housing benefit payments, apply to the First-tier Tribunal (Property Chamber) for a rent repayment order. Furthermore no section 21 notice may be given in relation to a short-hold tenancy of a part of an unlicensed HMO so long as it remains such an HMO.

If you are a landlord, managing agent or tenant you are advised to seek advice on whether your property is affected by the designation by contacting the Council's Housing Improvement Team.

If you require further information regarding this designation or to apply for a licence, assistance is available from the Council's Housing Improvement Team

The designation may be inspected during office hours by appointment at the offices of the Council's Housing Improvement Team;

The Council's Housing Improvement Team can be contacted:

- by telephone on 020 8489 5521; or
- online at www.haringey.gov.uk/hmo-changes; or
- by email at HMO.Licensing@haringey.gov.uk; or
- by writing to Housing Improvement Team, London Borough of Haringey, 1st Floor, River Park House, 225 High Road, London N22 8HQ.

Dated: 22 February 2019

Signed: 
Stephen McDonnell, Director of Neighbourhoods & Environment