

London Borough of Hackney Designation of an area for Additional Licensing of Houses in Multiple Occupation (HMOs), Section 56, Housing Act 2004

The London Borough of Hackney ("The Council") in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on the 10th of May 2018 designated the entire area of its district, as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation ("HMOs") that are occupied under a tenancy or a licence unless it is an HMO that is subject to mandatory licensing under section 55(2)(a) of the Act or is subject to any statutory exemption and with the exception that, in respect of a converted block of flats to which Section 257 of the Housing Act 2004 applies, the Additional Licensing scheme will only apply where all the units of accommodation in the block are privately rented.

This scheme will be known as The London Borough of Hackney Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2018. 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 26 March 2015.

The designation shall come into force on the 1st of October 2018 and shall cease to have effect on the 30th of September 2023.

The designation may be inspected, during office hours by appointment, at the Private Sector Housing Team's offices at 2 Hillman Street (The Annexe) London E8 1FB (contact details below).

Further information, advice and assistance regarding the designation and how to apply for a licence, is available from the Council's Private Sector Housing Team, contact details as follows:

- Telephone: 020 8356 4866
- Website: www.hackney.gov.uk
- Email: privatesectorhousing@hackney.gov.uk
- Mail: Private Sector Housing Team, 2 Hillman Street (The Annexe), London, E8 1FB

Landlords, managing agents or tenants within the designated area are advised to seek advice on whether their property is affected by the designation by contacting the Council's Private Sector Housing Team.

Upon the designation coming into force on the 1st of October 2018 any person who operates a licensable property without a licence is liable to prosecution and upon summary conviction is liable to an unlimited fine or alternatively may be made subject to a financial penalty not exceeding £30,000. Such failure to licence may also lead to an application for a rent repayment order. Furthermore no section 21 notice may be given in relation to a shorthold tenancy of a part of an unlicensed HMO so long as it remains such an HMO.

Signed:

Dated: 10/05/2018



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