

London Borough of Hackney Designation of an area for Selective Licensing Section 80, Housing Act 2004

The London Borough of Hackney ("The Council") in exercise of its powers under section 80 of the Housing Act 2004 ("the Act") has on the 10th of May 2018 designated an area of its district, as subject to Selective Licensing. This designation applies to the entire districts of each of the three wards of Brownswood, Cazenove and Stoke Newington in the London Borough of Hackney as delineated and edged red on the map at Annex A.

The designation applies to any house which is occupied under a tenancy or licence within the area unless a statutory exemption applies.

This designation will be known as the London Borough of Hackney Designation of an Area for Selective Licensing 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 fails to licence a property that is required to be licensed commits an offence and either may be prosecuted and on summary conviction ordered to pay 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 Housing Act 1988 s21 notice may be given in respect of a shorthold tenancy of the whole or part of an unlicensed house as long as it remains unlicensed. .

Signed:



Dated: 10/05/2018

John Lumley, Director – Regeneration,

Neighbourhoods & Housing Directorate

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Annex A – Paragraph 4: Map of Designated Area: the entire districts of the three wards of Brownswood, Cazenove and Stoke Newington within London Borough of Hackney

