

Designation of borough-wide Additional Licensing of Houses in Multiple Occupation

Notice is hereby given that on 22 October 2020 Islington Council (“the Council”) designated an additional licensing scheme in respect of houses in multiple occupation (HMOs). The scheme will be known as the London Borough of Islington **Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2020** (“the Scheme”).

The area affected covers the entire area of the London Borough of Islington (“the Designated Area”). This Designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26 March 2015 – The Housing Act 2004:Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015.

The scheme will come into force on 1 February 2021 and unless revoked beforehand or extended will cease to have effect on 1 February 2026.

The Scheme applies to:

- all HMOs, as defined in section 254 of the Act, which are occupied by three or more persons who are not members of the same household (family) including flats located within purpose built blocks regardless of the number of storeys in the block, and
- all buildings converted into self-contained flats where the building work undertaken in connection with the conversion did not comply with the Building Regulations 1991 (or later regulations if applicable) and still does not comply; and where all of the flats are privately rented and under one single freehold ownership

It does not apply to student accommodation which is registered and managed in accordance with either:

- [ANUK/Unipol Code of Standards for Larger Developments for Student Accommodation Managed and Controlled by Educational Establishments](#); or
- [The Accreditation Network UK/Unipol Code of Standards for Larger Developments for Student Accommodation Not Managed and Controlled by Educational Establishments](#); or
- [Universities UK/Guild HE Code of Practice for the Management of Student Housing](#)

A person having control or managing a prescribed HMO in the Designated Area must apply to the London Borough of Islington for a licence. Failure to apply for a licence is an offence under section 72(1) of the Housing Act 2004 for which a person may be fined an unlimited amount or be served a Civil Penalty Notice of up to £30,000. In addition an application may be made to the Residential Property Tribunal Service to make a Rent Repayment Order requiring the repayment of rent collected whilst the property was unlicensed.

Any landlord, managing agent or tenant in the Designated Area is advised to contact the council for advice on whether their premises is affected by the Scheme by telephoning **020 7527 3083** during normal office hours, which are 9am to 5pm, Monday to Friday.

You can apply for a licence online at <https://propertylicensing.islington.gov.uk/>.

Full details of this notice and further information about the scheme can be found below:

Residential Environmental Health Service

Public Protection Division, Islington Council, 222 Upper Street, London, N1 1XR

Webpage: <https://www.islington.gov.uk/housing/landlords/houses-in-multiple-occupation-hmos>

Email: property.licensing@islington.gov.uk

The Designation may be inspected at the above address during normal office hours or on the website at any time.