

**LONDON BOROUGH OF BARKING AND DAGENHAM
DESIGNATION OF AN AREA FOR ADDITIONAL
LICENSING**

SECTION 56, HOUSING ACT 2004

The London Borough of Barking and Dagenham (the council) in exercise of its powers under section 56 of the Housing Act 2004 ('the Act') has on the 19th February 2014 designated an area of its district as delineated in red on Map 1(b), as subject to Additional Licensing. The Designation applies to all Houses in Multiple Occupation (HMOs) that are privately rented and occupied under a tenancy or a license 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.

This designation shall come into force on 1st September 2014 and shall cease to have effect on 31st August 2019.

The Scheme to which the designation applies has General Approval under s58 of the Housing Act 2004 by the Secretary of State under the Housing Act 2004: Licensing of House in Multiple Occupation and Selective Licensing of other Residential Accommodation (England) General Approval 201 which came into force 30th March 2010.

If you are a landlord, managing agent or a tenant, or if you require information regarding this designation, or to apply for a licence, further information and assistance is available from the council's Private Rented Property Team by telephone on 020 8724 8898 or online at www.lbbd.gov.uk/Pages/Home.aspx, or by email to Privaterentedpropertylicensing@lbbd.gov.uk, or by writing to Private Rented Property Licensing, Civic Centre, Rainham Road North, Dagenham, Essex RM10 7BN. The Designation may be inspected at the above address during office hours.

All landlords, managing agents or tenants within the designated area should obtain advice to ascertain whether their property is affected by the Designation by contacting the council's Private Rented Property Team.

Upon the Designation coming into force on the 1st September 2014 any person who operates a licensable property without a licence, or allows a licensed property to be occupied by more households or persons other than as authorised by a licence, is liable to prosecution and upon summary conviction is liable to a maximum fine of £20,000. A person who breaches a condition of a licence is liable upon summary conviction to a maximum fine of £5,000 per breach.

Dated this 19th day of February 2013

Darren Henaghan

Corporate Director of Housing & Environment

Room 163, Civic Centre

Dagenham, Essex RM10 7BN

ANNEX 1B -Map of Designated Area

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