

**LONDON BOROUGH OF BARKING AND DAGENHAM
DESIGNATION OF AN AREA FOR SELECTIVE LICENSING
SECTION 80, HOUSING ACT 2004**

The London Borough of Barking and Dagenham (the council) in exercise of its powers under section 80 of the Housing Act 2004 ('the Act') plans to designate an area of its district as delineated in red on Map 1(a), as subject to Selective Licensing. The Designation applies to all privately rented property that is not a licensable house in multiple occupation (HMO) and is occupied under a tenancy or a license or is subject to any statutory exemption.

This designation shall come into force on 1st September 2019 and shall cease to have effect on 31st August 2024.

The Scheme to which the designation applies has General Approval under s80 of the Housing Act 2004 by the Secretary of State under the Housing Act 2004. Further information can be found in '*Selective licensing in the private rented sector; A guide for local authorities*' which came into force in 2015.

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, Barking Town Hall, 1 Clockhouse Avenue, Barking, IG11 7LU. 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.

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 an unlimited fine. A person who breaches a condition of a licence is liable upon summary conviction to a maximum fine of £5,000 per breach.

1 September 2019

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