

PUBLIC NOTICE

LONDON BOROUGH OF HAMMERSMITH & FULHAM

DESIGNATION OF AN AREA FOR SELECTIVE LICENSING 2016

Section 80, Housing Act 2004

NOTICE IS HEREBY GIVEN in accordance with Section 83 Housing Act 2004 (Notification Requirements Relating to Designation) that the London Borough of Hammersmith & Fulham acting as local housing authority in exercise of its powers under Section 80 of the Housing Act 2004 has designated the area described in paragraph 4 for selective licensing.

CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the London Borough of Hammersmith & Fulham Designation for an Area for Selective Licensing 2016.
2. This designation is made on **13 December 2016** and shall come into force on **5 June 2017**.
3. This designation shall cease to have effect on **4 June 2022** or earlier if the Council revokes the scheme under section 84 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. The designation applies to the following streets as listed at Annex A.

APPLICATION OF THE DESIGNATION

5. This designation applies to any house which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless:
 - a the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act;
 - b the tenancy or licence of the house has been granted by a registered social landlord;
 - c the house is subject to an Interim or Final Management Order under Part 4 of the Act;
 - d the house is subject to a temporary exemption under section 86 of the Act; or
 - e the house is occupied under a tenancy or licence which is exempt under the Act or the occupation is of a building or part of a building so exempt as defined in The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act.

INSPECTION OF DOCUMENTS/APPLICATION FOR LICENCE

7. If you are a landlord, managing agent, or a tenant, and wish to inspect this designation, apply for a licence or require further information, this is available from:

**Private Housing, Environmental Health
London Borough of Hammersmith & Fulham
Town Hall, King Street,
Hammersmith, London W6 9JU**

Email: p hs@lbhf.gov.uk

Tel: 020 8753 1221

The designation does not require confirmation by the Secretary of State and falls within a general approval issued by the Secretary of State under Section 82 of the Act, namely the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010.

Any private landlord, property manager or tenant owning, managing or occupying a property within this area is advised to seek advice from the Council's Housing Standards Team by telephone on **020 8753 1221** by email to **phs@lbhf.gov.uk** or in writing to London Borough of Hammersmith & Fulham, Town Hall, King Street, Hammersmith, London W6 9JU to determine whether their property is affected by the designation. Private landlords who own property in the area or any person that controls or manages property in the area will be required from **5 June 2017** to apply for a licence.

ENFORCEMENT

8. Upon the Designation coming into force on **5 June 2017** any person who operates a licensable property without a licence shall be guilty of an offence under Section 95(1) of the Act. A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to an unlimited fine.

London Borough of Hammersmith & Fulham Executive approval 12 December 2016

Annex A: Streets in Hammersmith & Fulham where Selective Licensing applies

Adie Road	Bryony Road	Galloway Road	Larnach Road	Reporton Road	Telephone Place	Melina Road
Aldensley Road	Bulwer Street	Glenroy Street	Leamore Street	Rickett Street	Terrick Street	Melrose Terrace
Armadale Road	Byam Street	Glenthorne Road	Lettice Street	Rigault Road	Trevanion Road	Micklethwaite Road
Askew Crescent	Cactus Walk	Goldhawk Mews	Leysfield Road	Rockley Road	Tyrawley Road	Milson Road
Askew Road	Cambria Street	Goldhawk Road	Lilac Street	Rosebury Road	Upper Mall	Molesford Road
Aspenlea Road	Cambridge Grove	Goodwin Road	Lime Grove	Ryecroft Street	Uxbridge Road	Moore Park Road
Astrop Mews	Cassidy Road	Gorleston Street	Loris Road	Scrubs Lane	Dalling Road	Moore Park Road
Astrop Terrace	Cathnor Road	Grimston Road	Lower Mall	Shepherd's Bush Place	Dawes Road	New King's Road
Augustine Road	Caverswall Street	Gwyn Close	Luxemburg Gardens	Shepherd's Bush Road	Devonport Road	Norbroke Street
Barb Mews	Caxton Road	Harwood Terrace	Mandela Close	Shepherd's Bush Road	Down Place	Normand Road
Basuto Road	Chancellors Road	Hawksmoor Street	Macbeth Street	Sherbrooke Road	Dunraven Road	North End Crescent
Batoum Gardens	Charlow Close	Hazlitt Mews	Macfarlane Road	Shortlands	Eddiscombe Road	North End Road
Batson Street	Clancarty Road	Hilary Close	Mandela Close	Snowbury Road	Effie Place	Old Oak Road
Beaconsfield Terrace Road	Colehill Lane	Hofland Road	Palliser Road	South Black Lion Lane	Effie Road	Ollgar Close
Beavor Lane	Commonwealth Avenue	Hopgood Street	Parsons Green	Southcombe Street	Elysium Place	Ormiston Grove
Bentworth Road	Coningham Mews	Imperial Road	Parsons Green Lane	Southcombe Street	Epirus Mews	Overstone Road
Beryl Road	Coulter Road	Jerdan Place	Peterborough Mews	Southerton Road	Erconwald Street	Vereker Road
Bishop's Avenue	Crabtree Lane	Kenmont Gardens	Peterborough Mews	Spring Vale Terrace	Fane Street	Wallflower Street
Bloemfontein Road	Daffodil Street	Kilmarsh Road	Poplar Mews	St John's Close	Farm Lane	Waterford Road
Bloemfontein Way	Foxglove Street	King Street	Porten Road	Stanwick Road	Felden Street	Watermeadow Lane
Bothwell Street	Frithville Gardens	King's Road	Primula Street	Station Approach	Fielding Road	Wells Road
Bramble Gardens	Fulham Broadway	Lalor Street	Purcell Crescent	Sterne Street	Filmer Road	Wood Lane
Britannia Road	Fulham High Street	Lamington Street	Ravenscourt Avenue	Studland Street	Firth Gardens	Woodlawn Road
Broomhouse Lane	Fulham Park Road	Lanfrey Place	Ravenscourt Park	Sulivan Road	Maurice Street	Woodstock Grove
	Fulham Road	Langford Road	Ravenscourt Place	Talgarth Road	Meldon Close	Yew Tree Road
			Raynham Road	Tamarisk Square		
			Redmore Road			