

**LONDON BOROUGH OF LEWISHAM  
PUBLIC NOTICE**

**DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING FOR  
HOUSES IN MULTIPLE OCCUPATION  
Section 56, Housing Act 2004**



The London Borough of Lewisham "council" HEREBY GIVES NOTICE that, in exercise of its powers under section 56 (2) of the Housing Act 2004 "the Act", it has on 9 November 2016 designated an area in its district and accordingly it shall apply to the whole area of the district of London Borough of Lewisham as delineated within the black line on the Map below, as subject to Additional Licensing.

The designation applies to all Houses in Multiple Occupation "HMOs" that are privately rented above commercial premises and are occupied under a tenancy or a licence 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.

HMOs for the purposes of s. 56 of the HA 2004 are widely defined (in accordance with the provisions of s. 254(1) HA 2004), as a building or part of a building if it meets any one of the following conditions and described in the HA 2004 as being "the standard test", (defined fully within s. 254(2) HA 2004) or 'the self-contained flat test', (defined fully within s. 254(3) HA 2004) 'the converted building test', (defined fully within s. 254(4) HA 2004, or a 'converted block of flats' (pursuant to s. 257 HA 2004).

The designation falls within a description of designations for which the Secretary of State has issued a General Approval under the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 dated 26 March 2015.

On-line applications for a licence are currently being accepted. If you require any further information regarding this designation, you can contact the council's private sector housing team on 020 8314 6420 or by visiting our website page:

<http://www.lewisham.gov.uk/hmo> or by writing to: Laurence House, 1 Catford Road, London, SE6 4RU or Email: [PSHE@lewisham.gov.uk](mailto:PSHE@lewisham.gov.uk)

The designation may be inspected at Laurence House, 1 Catford Road, London, SE6 4RU

Upon the Designation coming in to force on 11 February 2017 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 an unlimited fine. The Designation shall cease to have effect on 11 February 2022.

This decision is published on the council's website at: <http://www.lewisham.gov.uk/hmo>

Kevin Sheehan

*Kevin Sheehan* 10/11/2016

Executive Director of Customer Services for and on behalf of London Borough of Lewisham  
Date 10th November 2016

