

Royal Borough of Kingston-Upon-Thames

DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING

Section 56, Housing Act 2004

The Royal Borough of Kingston-Upon-Thames (“Council”) in exercise of its powers under section 56 of the Housing Act 2004 (“the Act”) has on 30 November 2017 designated the whole borough, as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation (HMO’s) as defined by section 254 of the Housing Act 2004 which are:

- 1) occupied by five or more people who do not form a single household, regardless of storey height,
- 2) and all HMOs that are three or more storeys in height and occupied by three or more unrelated individuals,

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.

The designation shall come into force on 01 March 2018 and shall cease to have effect on 28 February 2023. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26 March 2015.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence, further information and assistance is available from the Council’s Residential Enforcement Team:

- call: 020 8547 5003
- website: www.kingston.gov.uk/hmo
- email: privatesectorhousing@kingston.gov.uk
- write: Private Sector Housing, Royal Borough of Kingston-Upon-Thames, Guildhall 2, High Street, Kingston-Upon-Thames, Surrey KT1 1EU

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 Residential Enforcement Team.

Upon the designation coming into force on 01 March 2018 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.