



Designation of an Area for Additional Licensing of Houses in Multiple Occupation (HMOs)

This notice is published in accordance with Sections 56 to 60 of the Housing Act 2004 and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions)(England) Regulations 2006.

Notice is hereby given that the London Borough of Hounslow has on the 1st day of March 2014 designated an additional licensing scheme in respect of houses in multiple occupation (HMOs). The area affected covers the entire Borough of Hounslow.

This scheme will be known as the London Borough of Hounslow Additional Licensing of Houses in Multiple Occupation Scheme 2014 ("the Scheme").

The Scheme to which the designation applies has General Approval under section 58 of Housing Act 2004 by the Secretary of State under The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010 which came into force on the 30th March 2010. Therefore the designation need not be confirmed and will come into force on 1 June 2014 and unless revoked beforehand or extended will cease to have effect on 31st May 2019.

The scheme applies to:

- i. Any HMO which is comprised of two or more storeys and is occupied by four or more persons in two or more households
and to:
- ii. All buildings that have been converted into and consist of self-contained flats where the building work undertaken in connection with the conversion did not comply with the Building Regulations 1991 (or later regulations if applicable) and still does not comply; and where those converted blocks of self-contained flats are owned by the same person and where none of the individual units of accommodation are under separate ownership.

Certain HMOs as specified in the relevant sections of the Housing Act 2004 (in both categories above) are exempted from the scheme.

A person having control of or managing a prescribed HMO must apply to the London Borough of Hounslow for a licence. Failure to apply for a licence is an offence under Section 72(1) punishable on conviction by payment of a fine of up to £20,000. In addition they may be required to repay up to 12 months rent if the tenant or the Council, in the case of housing benefit payments, apply to the Residential Property Tribunal under the provisions of section 73 and section 74 of the Housing Act 2004 for a rent repayment order. Any landlord, managing agent or other person managing an HMO or any tenant within the Borough may seek advice as to whether their property is affected by the designation during normal office hours, which are: 9am to 5pm, Monday to Friday.

An application form and general advice may be obtained from the Private Sector Housing Team at the Civic Centre, Lampton Road, Hounslow, TW3 4DN. Tel: 020 8583 3871.

E-mail HMO@hounslow.gov.uk

www.hounslow.gov.uk