

Public Notice

London Borough of Havering

DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING

Section 56 and 58, Housing Act 2004

The London Borough of Havering ("Council") in exercise of its powers under section 56 and 58 of the Housing Act 2004 ("the Act") has on 18 December 2025 designated all wards within the London Borough of Havering, as outlined in red below, as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation ("HMOs") that are privately rented and 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.

The designation shall come into force on 18 March 2026 and shall cease to have effect on 17 March 2031. The designation falls within a description of designations in relation to which the Secretary of State has given a general approval under section 58 of the Housing Act 2004 ("the Act").

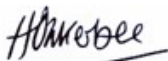
If you are a landlord, managing agent or a tenant and would like further information about the designation please call 01708 432006, email landlordlicensing@havering.gov.uk or write to the Public Protection and Housing Team, London Borough of Havering, Town Hall, Main Road, Romford RM1 3DR. The designation may also be viewed at the above address during office hours or on our website at the web address below.

To apply for a licence please visit www.havering.gov.uk/landlordlicence

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 Public Protection Team.

Upon the designation coming into force on 18 March 2026 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, could be prosecuted 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.

Signed



Helen Oakerbee
Director of Planning and Public Protection
On behalf of the London Borough of Havering
Town Hall
Main Road
Romford RM1 3DR

London Borough of Havering
Designation for an area for
Additional Licensing of Houses in
Multiple Occupation



Designated wards

Beam Park
Cranham
Elm Park
Emerson Park
Gooshays
Hacton
Harold Wood
Havering-Atte-Bower
Heaton
Hylands & Harrow Lodge
Marshalls & Rise Park
Mawneys
Rainham & Wennington
Rush Green & Crowlands
St Albans
Saint Andrews
St Edwards
South Hornchurch
Squirrels Heath
Upminster

— Designated ward boundaries