

PUBLIC NOTICE

London Borough of Enfield

NOTICE OF DESIGNATION OF AREAS FOR SELECTIVE LICENSING

Section 80 Housing Act 2004

The London Borough of Enfield Designation of Areas for Selective Licensing 2026.

The London Borough of Enfield in exercise of its powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the areas described in paragraph 5.

CITATION, COMMENCEMENT AND DURATION

1. This Designation shall be known as the London Borough of Enfield Designation for Areas for Selective Licensing 2026. All privately rented residential accommodation situated within the designated areas must be licensed with the Council unless subject to statutory exemption as set out in paragraph 5.
2. This Designation was approved by Cabinet decision taken on the 22 April 2026 and thus made on that date and will come into force on 01 September 2026, (not less than 3 months after the decision date).
3. This designation falls within a description of designations in relation to which the Secretary of State has given a general approval 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 2024 which came into force on the 23 December 2024.
4. This Designation shall cease to have effect on 31 August 2031 (not more than 5 years) or earlier if the Council revokes the scheme under Section 84 of the Act.

AREAS TO WHICH THE DESIGNATION APPLIES

5. This Designation shall apply to the following areas of the London Borough of Enfield. Designation One is delineated and edged in pale red on the map, and Designation Two is delineated and edged in green on the map in Annex A.

Designation One:

Bowes
Brimsdown
Bullsmoor
Carterhatch
Edmonton Green
Enfield Lock
Haselbury

Jubilee
Lower Edmonton
Ponders End
Southbury
Upper Edmonton
Whitewebbs

Designation Two:

New Southgate
Palmers Green
Southgate
Town

APPLICATION OF THE DESIGNATION

- 5(a) This designation applies to any house¹ which is let or occupied under a single tenancy or 2 or more tenancies or licences in respect of different dwellings contained in it within the area described in paragraph 4 unless: the house is a house in multiple occupation [HMO] that falls within the nationally prescribed category of HMO that is required to be licensed as a 'mandatory HMO' under section 55(2)(a) Part 2 of the Act²;
- (b) the house is a house in multiple occupation that falls within the prescribed category of HMO that is required to be licensed under the London Borough of Enfield Designation of an Area for Additional Licensing of Houses of Multiple Occupation 2020 made on 12 March 2025 under Section 56 of the Housing Act 2004³;
- (c) the tenancy or licence of the house has been granted by a registered social landlord⁴;
- (d) the house is subject to an Interim or Final Management Order under Part 4 of the Act;
- (e) the house is subject to a temporary exemption under section 86 of the Act; or
- (f) 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 Paragraph 5(f): Exempted tenancies or licences, Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006.

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (f) the Designations will apply to any residential building, house, maisonette or flat if it is in the areas specified in

¹ For the definition of "house" see sections 79 and 99 of the Act

² Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

³ Additional Licensing covers HMOs that are not within the scope of Mandatory HMO Licensing where tenants share one or more 'basic amenities' i.e. a WC, personal washing facilities or cooking facilities. 'Section 257' HMO buildings would need a selective licence assuming they are occupied by a single household. If an individual flat was itself multiply occupied, it would need an additional or mandatory HMO licence depending on the number of persons accommodated.

⁴ Section 79 (3) of the Act. For the definition of a Registered Social Landlord see Part 1 of the Housing Act 1996

paragraph 5, and that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act.⁵

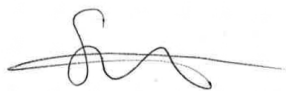
7. The London Borough of Enfield will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.⁶

If you are a landlord, managing agent or a tenant, or if you require information regarding this designation, or to apply for a licence, further information and assistance is available from the Council's Private Rented Housing Team by telephone on 020 3821 1761 or by email to PRSH@enfield.gov.uk or by writing to Private Rented Property Licensing Team, London Borough of Enfield, Civic Centre, Silver Street, Enfield, Middx, EN1 3XH. The Designation may be inspected at the above address during office hours.

All landlords, managing agents or tenants within the designated areas should obtain advice to ascertain whether their property is affected by the Designations by contacting the Council's Private Rented Housing Team.

Upon the Designations coming into force any person having control of or who manages a licensable property without a licence is liable to prosecution and upon summary conviction is liable to an unlimited fine pursuant to the provisions of section 95 of the Housing Act 2004. A person who breaches a condition of a licence is liable upon summary conviction to an unlimited fine. The Council, as an alternative to initiating a prosecution, may pursue one or more of a range of other enforcement actions including the imposition of a financial penalty of up to £30,000 (increasing to £40,000 from 1 May 2026 pursuant to the Renters' Right Act 2025) and/or taking management control of the unlicensed property. Further, where an offence has been committed an application may also be made by the Council and/or tenant under the provisions of 96 and 97 of the Act and section 41 and 42 of the Housing and Planning Act 2016 for a Rent Repayment Order to pay back up to 12 months' rent, Housing Benefit, or Universal Credit. The Authority will also add any relevant offences to the Greater London Authority Landlord and Agent Register unless it considers that there are valid reasons for not so adding, which will be considered on a case-by-case basis.

Signed



Portfolio holder and elected Cabinet Member
For and on behalf of London Borough of Enfield,

22 April 2026

⁵ Section 232 of the Act and paragraph 11 of SI 373/2006

⁶ See the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

Annexe A Map of Selective Licensing Scheme Designations

