

PUBLIC LEGAL NOTICE

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 Harrow on **6th May 2021** designated an additional licensing scheme in respect to houses in multiple occupation. This scheme will be known as the London Borough of Harrow Designated Area Additional Licensing (Houses in Multiple Occupation) Scheme 2015. ('the Scheme'). This is in accordance with section 56 to 60 and 257 of the Housing Act 2004, ('the Act'). The Housing Act 2004 (Commencement no. 5 and Transitional Provisions and Savings) (England) Order 2006, and paragraphs (a), (b) and (c) of Regulation 9 (2) of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006.

The Scheme to which the designation applies has general approval under paragraph 3 of The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 which came into force on the 1 April 2015. The Scheme satisfies the condition contained in paragraph 5 of that same Order.

Therefore, the designation is approved generally by the Secretary of State and need not be confirmed and will accordingly come into force on **6th August 2021** and unless revoked beforehand or extended will cease to have effect on **5th August 2026**

The Scheme applies to all Houses in Multiple Occupation (HMOs) within the entire borough. This will also include properties under section 254 and section 257 of the Act. Properties converted into flats and the building work undertaken in connection with the conversion did not comply with regulation 20 of Building Regulation 1991 which came into force in June 1992.

Landlords, people managing properties and tenants within the borough should contact the Residential Licensing Enforcement Team for further advice if they have any doubts as to whether a license is required for their property.

A person having control of or managing a licensable HMO in the borough must apply to the London Borough of Harrow for a Licence of such properties. A person who wishes to establish an HMO must ensure that the house has been granted a Licence by this Authority unless exempted by the relevant sections of the Act.

The person in control of or managing the property shall apply for a license for such properties for a fee, set up by the Authority and such a licence if granted shall be valid for a period not exceeding five years from the date of the granting of the licence. The person having control or managing is defined in s263 of the Act and is in most cases the person collecting or ultimately receiving the rent. This may result in more than one person being liable to licence the relevant property in which case the Authority will expect the person most suitable to hold the licence to apply.

Failure to apply for a licence in the designated area is an offence under Section 72(1) of the Housing Act 2004, punishable on conviction by payment of an unlimited fine. In addition, they may be required to repay up to 12 months rent or benefit payments if the tenant or the Council, in the case of benefit payments, apply to the First Tier Tribunal under the provisions of section 73 and section 74 of the Housing Act 2004 for a rent repayment order.

For an application to be considered it must provide prescribed particulars and must be accompanied by the required fee, including documentation which the Authority may deem appropriate.

The London Borough of Harrow will comply with the notification requirements contained in section 59 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act

Enquiries regarding the licensing of Houses in Multiple Occupation within the London Borough of Harrow and requests for application forms may be made via e-mail to the Residential Licensing Team on residential.licensing@harrow.gov.uk or in writing to Harrow Council, Civic Centre, PO Box 18, Station Road, Harrow, Middlesex, HA1 2UT.

The Designation in respect of Additional Licensing of HMOs in the London Borough of Harrow is available on the Council's website and may be inspected at the address given above.