

# **London Borough of Hounslow**

## **HOUSING ACT 2004 SECTION 56**

### **Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2/2009**

The London Borough of Hounslow in exercise of their powers under section 56 of the Housing Act 2004 (“the Act”) hereby designates for the additional licensing of Houses in Multiple Occupation (“HMOs”) in the wards of Hounslow West, Cranford and Feltham North.

The designation was made on the 15 July 2009 under section 58 of the Act and comes into force on 15<sup>th</sup> January 2010 and shall apply to any HMO<sup>1</sup> in the areas specified above where it satisfies the following conditions:

- the HMO or any part of it comprises two storeys or more;
- it is occupied by four or more persons; and
- it is occupied by persons living in two or more single households.

If you wish to inspect the designation, make an application for a licence or require general advice on the designation you should contact:

**The London Borough of Hounslow**

**Private Sector Housing**

**Civic Centre**

**Lampton Road**

**Hounslow**

**TW3 4DN**

**Tel: 020 8583 3870/3884**

**Fax: 020 8583 3990**

**Email: [privatesectorhousing@hounslow.gov.uk](mailto:privatesectorhousing@hounslow.gov.uk)**

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<sup>1</sup> Other than a converted block of flats to which section 257 of the Act applies.

Information is also available on our website:

[www.hounslow.gov.uk/index/housing/houses\\_multiple\\_occupation](http://www.hounslow.gov.uk/index/housing/houses_multiple_occupation)

**If you are a landlord, person managing or tenant within the wards of Hounslow West, Cranford and Feltham North you are advised to seek advice from the London Borough of Hounslow on whether your property is affected by the designation.**

**Please note that a person commits an offence if he is a person having control of or managing a HMO which is required to be licensed but is not so licensed contrary to s72 of the Housing Act 2004 and on summary conviction he shall be liable to a fine of up to £20,000.**

**An application may also be made to the Residential Property Tribunal Service to make a Rent Repayment Order (RRO). An RRO may require the repayment of housing benefit paid to an occupier of the HMO whilst the property was unlicensed. Under certain circumstances the occupiers of the HMO may also apply for a RRO to reclaim rent for the period during which the property was unlicensed for.**