

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

Notice is hereby given that the London Borough of Hounslow in exercise of its powers under section 56 of the Housing Act 2004 ("The Act") has on the 1st day of May 2020 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 (3) 2020 ("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 2015. Therefore, the designation need not be confirmed and will come into force on 1st August 2020 and unless revoked beforehand or extended will cease to have effect on 31st July 2025.

The scheme applies to:

- i. All HMOs as defined by section 254 Housing Act 2004, which are occupied by three or more persons in two or more households, but to exclude purpose-built flats situated in a block comprising 3 or more self-contained flats; and
- ii. All HMOs, as defined in section 257 of the Housing Act 2004, which consist of self-contained units, but only where all the units are privately rented, and where the building and all the dwellings in the building are either in the same ownership or considered by the housing authority to be effectively in the same control.

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 an unlimited fine or alternatively may be made subject to a financial penalty not exceeding £30,000. 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 for a rent repayment order. Furthermore, no section 21 notice may be given in relation to a shorthold tenancy of a part of an unlicensed HMO so long as it remains such an HMO.

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 Community Safety and Enforcement at Hounslow House, 7 Bath Road, Hounslow, Middlesex TW3 3EB; telephone 020 8583 2000; E-mail housing.enforcement@hounslow.gov.uk

www.hounslow.gov.uk