

Public Notice



Haringey Council

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

Notice is hereby given that London Borough of Haringey has on the 7th day of June 2011 designated an additional licensing scheme in respect of houses in multiple occupation (HMOs). The area affected covers the whole of the Haringay Ward, together with the neighbouring north side of Turnpike Lane, plus the neighbouring east side of Green Lanes, together with all of Salisbury Road in the St Ann's Ward.

This scheme will be known as the London Borough of Haringey Additional Licensing of Houses in Multiple Occupation (Haringay area) Scheme 2011 ("the scheme").

The Scheme to which the designation applies has General Approval under section 58 of Housing Act 2004 by the Secretary under The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010 which came into force 30th March 2010. Therefore the designation need not be confirmed and will come into force on 1 October 2011 and unless revoked beforehand or extended will cease to have effect on 30th September 2016

The scheme applies to all HMOs within the area described above except those exempted by the relevant sections of the Housing Act 2004 and certain buildings converted into self contained flats.

A person having control of or managing a prescribed HMO in the designated area must apply to London Borough of Haringey for a licence. Failure to apply for a licence is an offence under Section 72(1) of the Housing Act 2004 for which a person may be fined up to £20,000. 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 under the provisions of section 73 and section 74 of the Housing Act 2004 for a rent repayment order.

Any landlord, managing agent or other person managing an HMO or any tenant within the designated area may seek advice as to whether their property is affected by the designation during normal office hours, which are: 8.45 a.m. to 5 p.m., Monday to Friday.

An application form and general advice may be obtained from Housing Improvement Team (Private Sector) at Apex House, 820 Seven Sisters Road, London, N15 5PQ. Phone 020 8489 0000, Fax 020 8489 5113,
e-mail environmentalhealth.andhousinggroup@haringey.gov.uk