

INFORMATION ON HMO LICENCE FEES AND LICENCE PERIODS

Haringey offers a number of potential discounts on HMO licence fees and operates a system of variable licence periods in order to reward landlords who are compliant, responsive to legislative requests, and who are well trained in their role as a landlord.

The following discounts on licence fees are available:-

| Discount available for: | Discount per HMO |
|---|------------------|
| Provision of plans of the property. N.B. The plans must be to scale or give measurements. | £50 |
| Application submitted within a Council defined time limit. N.B. Only available where a date is specified. | £100 |
| Membership of the London Landlord Accreditation Scheme. | £100 |

The following is a list of matters which may be taken into consideration when determining the period for which an HMO licence is granted. If you know that any of these matters apply to you or the property, it is in your interest to try to remedy the situation prior to your licence being granted. Failure to do so may result in your licence period being reduced from the maximum 5 years down to a possible minimum of 1 year.

| Example | Maximum possible reduction |
|--|----------------------------|
| Not a Member of the London Landlord Accreditation Scheme. | 1 |
| Failure to comply with previous HMO licence conditions (where applicable). | 2 |
| Failure to comply with Planning requirements. | 1 |
| Council tax payments up-to-date. | 2 |
| Failure to comply with HMO management regulations. | 1 |
| History of substantiated complaints in respect of the property. | 1 |
| Failure to apply voluntarily for licence. | 3 |

Other factors which may be taken into account:-

Non Compliance with Building Regulations.
 Failure to provide up-to-date certificates on time.
 Not having energy performance certificates (where required).
 No provision of written tenancy or licence agreements.
 The existence of significant hazards within the dwelling.

If you have any queries, please contact a member of the HMO licensing team on 020 8489 5261 or 020 8489 5521.