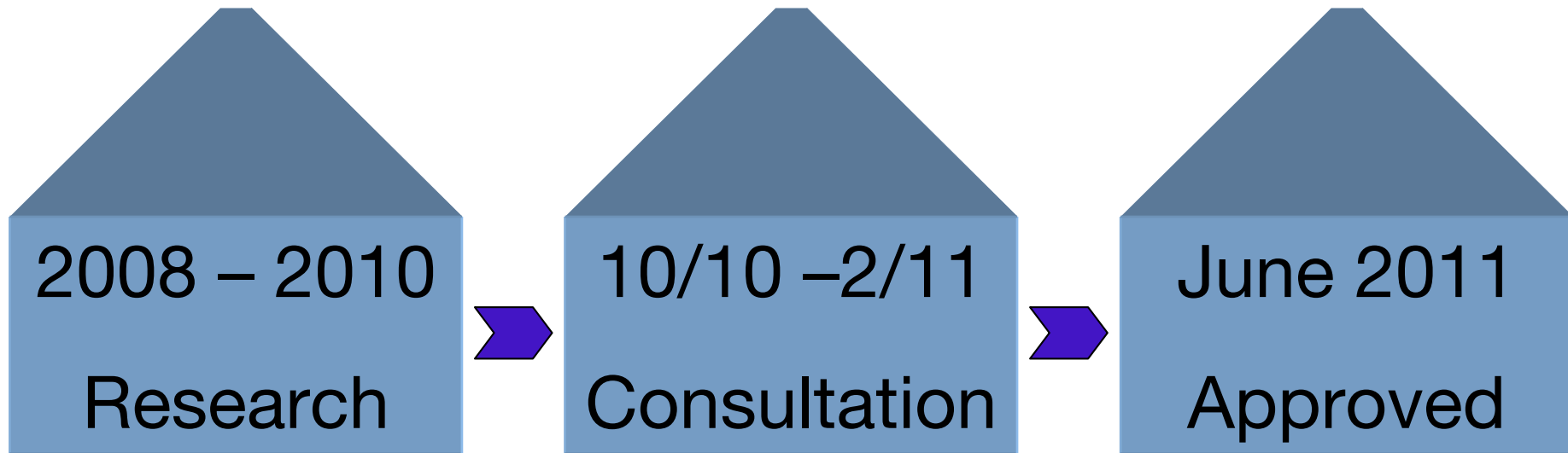


# Additional Licensing Scheme Harringay & St Anns Ward

Steve Russell  
Service Manager  
Housing Improvement (Private Sector)

# WHEN ?



# WHERE ?



- Alfoxton Avenue N15
- Allison Road N8
- Alroy Road N4
- Atterbury Road N4
- Beresford Road N8
- Burgoyne Road N4
- Cavendish Road N4
- Denmark Road N8
- Duckett Road N4
- Effingham Road N8
- Endymion Road N4
- Fairfax Road N8
- Falkland Road N8
- Frobisher Road N8
- Green Lanes N8/N4/N15
- Hampden Road N8
- Lausanne Road N8
- Lothair Road North N4
- Lothair Road South N4
- Mattison Road N4
- Pemberton Road N4
- Raleigh Road N8
- Salisbury Road N4
- Seymour Road N8
- St. Margarets Ave N15
- Sydney Road N8
- Turnpike Lane N8
- Umfreville Road N4
- Warham Road N4
- Wightman Road N8/N4
- Woollaston Road N4

# WHY ?

- Properties being converted without planning permission.
- Properties occupied as HMO, sharing facilities with poor management.
- Disproportionate number of complaints relating to noise, rubbish accumulation and general nuisance.
- Issues of anti-social behaviour
- Poor quality and in some cases dangerous housing conditions
- Loss of revenue for the authority through council tax avoidance.
- The need for a more robust partnership approach by all council services.

# WHO & WHAT ?

- Any person who owns or who is responsible for receiving the rent of a HMO within the designated Roads
- Licencee must be fit and proper person
- Includes all types of HMO accommodation including sec 257 HMOs
- EXCEPT:- properties with mixed ownership, however standards can still be enforced within these units

# HOW ?

- Known properties identified through street surveys & complaints
- Advertising the scheme in local papers
- Leafleting properties
- Door knocking in the targeted roads
- Partnership working with
  - Enforcement, planning, police, fire, housing benefits, council tax.

# COST

- Licence fee £208 per unit
- Concessions
  - Full, detailed floor plans
  - Accredited Landlords
  - Early applications
- Licence Restrictions
  - Maximum 5 year licence
  - No planning permission
  - No building Regs
  - Council Tax debt
  - Poor management
  - Poor housing conditions

# OUR AIM

- Landlords have to approach the authority for a licence.
- Ability to target “rogue” or portfolio landlords.
- Partnership approach of all council services to ensure that each property is comprehensively dealt with.
- It will enable the authority to:
  - Ensure the landlord is “fit and proper”.
  - Ensure proper meets standards.
  - Ensure property well managed.
  - Ensure that correct council tax is paid.
  - Ensure that general nuisance and anti- social behaviour is controlled.
  - Ensure that fire protection and security are improved where appropriate.

# FUTURE

- This is an initial pilot
- Other areas have similar issues
- Other areas will be considered for Additional Licensing
- A robust use of all resources will be applied to each application received.