Tottenham Additional HMO Licensing Scheme 2014

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This Scheme becomes operational on 1st May 2014
The Designated Area

The area covers all or part of the following wards:-

Tottenham Hale
Tottenham Green
Northumberland Park
Bruce Grove
Seven Sisters
Type of HMOs Included

• Sec 254 HMOs
All HMOs, as defined by section 254 Housing Act 2004, which are occupied by 3 or more persons comprising 2 or more households (irrespective of the number of storeys within the HMO):

This is to ensure that the number of people, room sizes and provision of amenities in this type of property meet the relevant standards and managed accordingly.
Types of HMOs included

- **Sec 257 HMOs**

  All HMOs, as defined in section 257 of the Housing Act 2004, but only where the number of dwellings exceeds the number of storeys in the building, and where the building and all of the dwellings in the building are in the same ownership or effective control.”

  *This is to help control and manage the growing issues of dwelling conversions without planning permission and or building control approval which lead to no consent being given to the existence of the HMO in the area, the number of permitted units/rooms.*
Types of HMOs Included

- Mixed use Developments
  All HMOs both 254 and 257, as stated above, within mixed use development or over non residential accommodation. The part relating to section 257 HMO where number of units exceeds the number of floors, does not apply to this part. The remainder remains unchanged.

*Including this type of HMO in mix use developments is a priority due to the increased risk to occupants living above varying types of commercial premises.*
Sec 21 Eviction of Tenants

• You can not use a Section 21 notice to evict tenants from a licensable property which is operating outside licensing law.

• Section 8 may still be used (for example where there is outstanding rent).
The Aim of the Scheme

To ensure all properties meet:
- Fire
- Space standards
- Amenity Provisions
- Security
- Good repair
- Effective management

To ensure that all Landlords:
- License ALL their properties in the area
- Meet basic legislative requirements
- Manage their properties effectively
- Maintain standards
- Work collaboratively with the Council.
Sanctions

• Failure to apply for a licence is an offence under sec 72(1) of the Housing Act 2004.

• Failing to licence can see a person fined up to £20,000

• Under the provisions of sec 73 & sec 74 of the Housing Act 2004, a tenant or the Council can apply to the RPT for the repayment of Housing Benefits payments for a 12month period. This is known as a Rent Repayment Order (RRO)
What Next

• A data base of all owners who have licensable HMO property within the area based on Council Tax, Housing benefits, Housing & Planning Enquiry & Enforcement Data bases will receive a letter and an application pack.

• All Landlord and Letting Agents on the Council’s mailing list will be reminded through a mail shot.

• Landlord Training provided through LLAS & Council Events.
Fees and Licence Periods

• The fee is £208.00 per habitable unit
• Early applications will receive a deductible discount on the Application Fee to be paid.
• Licence periods can vary from a maximum 5 year period to a minimum 1 year period
• Landlords may have a variation made on the period of a licence based on previous non compliance with Council & or legislative requirements.