Additional Licensing Scheme
Harringay & St Anns Ward

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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.
• 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.
• 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.