

Public Notice - London Borough of Lambeth

DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING

Section 56, Housing Act 2004

The London Borough of Lambeth (“the Council”) in exercise of powers under section 56 of the Housing Act 2004 (“the Act”) hereby designates for additional licensing the whole of the area in its district, as delineated in red on Map 1. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26 March 2015 and was approved by the Cabinet Member for Housing and Homelessness in a decision taken on the 4 August 2021. The designation applies to all Houses in Multiple Occupation (“HMOs”) that are privately rented and occupied by three or more persons forming two or more households under one or more tenancies or licences unless it is an HMO that is subject to mandatory licensing under section 55(2)(a) of the Act or is subject to any statutory exemption.

This designation may be cited as the London Borough of Lambeth Designation of an Area for Additional Licensing and shall come into force on 9 December 2021 and shall cease to have effect on 8 December 2026 or earlier if the Council revokes the scheme under section 60 of the Act.

This Designation is made by the London Borough of Lambeth, Town Hall, Brixton Hill, London SW2 1RW; tel. 020 7926 4444 or by email to HMOlicensing@lambeth.gov.uk. The designation may be inspected by appointment at the following address during office hours: Public Protection, Assurance and Regulatory Services, Town Hall, Brixton Hill, London SW2 1RW.

Applications for licences under the designation can be made at: <https://beta.lambeth.gov.uk/housing/landlords-and-licensing/houses-multiple-occupation-hmos/renew-or-apply-hmo>

If you are a landlord, managing agent or a tenant and wish to enquire whether your property is affected by this designation you are advised to seek advice from the Council’s Property Licensing Team.

If you require further information regarding this designation or to apply for a licence, further assistance and advice is available from the Council’s Property Licensing Team:

Website: <https://beta.lambeth.gov.uk/housing/landlords-and-licensing/houses-multiple-occupation-hmos>

Email: HMOLicensing@lambeth.gov.uk

Telephone: 020 7926 4444

By writing to: Public Protection, Assurance and Regulatory Services,
Town Hall, Brixton Hill, London SW2 1RW.

Consequences of failing to licence a HMO that is required to be licensed – upon the designation coming into force a person commits an offence if they are a person having control or managing a HMO which is required to be licensed under this Additional Licensing Designation but is not so licensed and will be liable to prosecution. On conviction, a Court may impose an unlimited fine. The Council may, as an alternative to prosecution, impose a financial penalty of up to £30,000. The tenant(s) and/or the Council may also apply to the First-Tier Tribunal (Residential Tribunal) for a rent repayment order. No section 21 notice (Housing Act 1988 (recovery of possession on termination of shorthold tenancy)) may be given in relation to a shorthold tenancy of a part of an unlicensed HMO so long as it remains such an HMO. The Council may also make an Interim Management Order, whereby the Council would take management control of the unlicensed HMO.

Signed

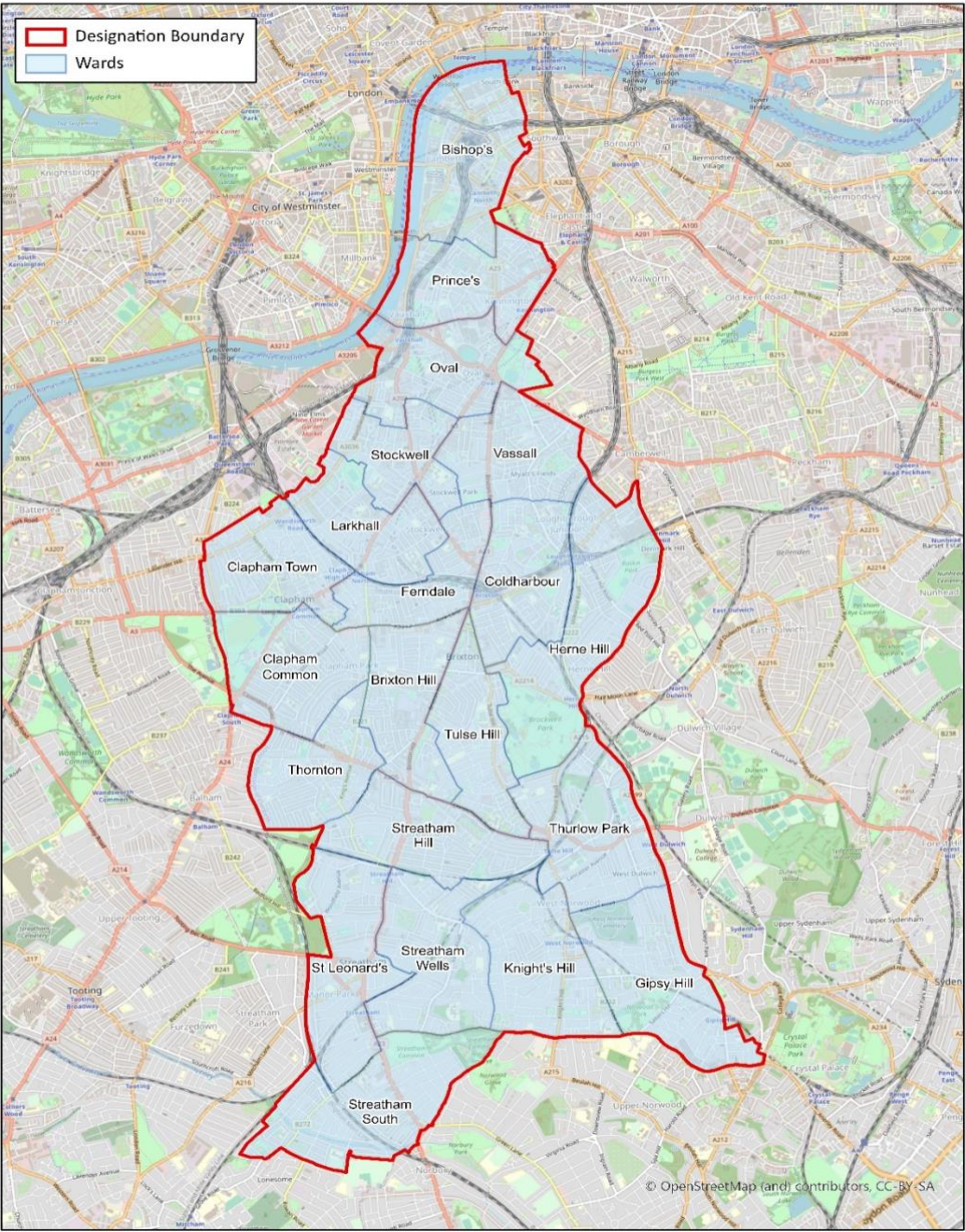


Bayo Dosunmu: Strategic Director for Resident Services, London Borough of Lambeth

Date 8 September 2021

Map of Designated Area

The London Borough of Lambeth Designation Map for Additional Licensing of Houses in Multiple Occupation 2021



The contractor or end user is permitted to use paper or digital copies of the map solely for the purpose of assisting with the delivery of those goods or services it has been engaged by Lambeth Council to provide.

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