

**Haringey Council - Public Notice**  
**Notice of Designation of an Area for Additional Licensing of Houses in Multiple Occupation.**

Notice is hereby given that London Borough of Haringey ("Council") in exercise of its powers under sec 56 of the Housing Act ("the Act") has on the 12<sup>th</sup> March 2024 designated the whole borough as subject to additional HMO Licensing.

1. This designation may be cited as The London Borough of Haringey Designation of an area for Additional Licensing of Houses in Multiple Occupation No 4, 2024.
2. The designation applies to the whole area of the district of the London Borough of Haringey
3. The designation applies to all buildings that are Houses in Multiple Occupation ("HMO") as defined by sections 254 of the Act other than HMOs that are subject to mandatory licensing under section 55(2) (a) of the Act subject to any statutory exemption or exception.
4. The designation shall come into force on 17<sup>th</sup> June 2024 and shall cease to have effect on 16<sup>th</sup> June 2029.
5. The designation is not required to be confirmed because it falls within a description of designations for which the Secretary of State has issued a General Approval by the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 dated 26<sup>th</sup> March 2015.
6. Upon the designation coming into force on 17<sup>th</sup> June 2024 any person having control of or managing an HMO to which the designation applies in the designated area must apply to London Borough of Haringey for a licence. Failure to apply for a licence is an offence for which a person may be subject to an unlimited fine or alternatively may be made subject to a financial penalty not exceeding £30,000. In addition they may be required to repay up to 12 months' rent if the tenant or the Council, in the case of housing benefit payments, apply to the First-tier Tribunal (Property Chamber) for a rent repayment order. Furthermore no section 21 notice may be given in relation to a short-hold tenancy of a part of an unlicensed HMO so long as it remains such an HMO.

**If you are a landlord, managing agent or tenant you are advised to seek advice on whether your property is affected by the designation by contacting the Council's Private Sector Housing Team.**

**If you require further information regarding this designation or to apply for a licence, assistance is available from the Council's Private Sector housing Team.**

**The designation may be inspected during office hours by appointment at the offices of the Council's Private Sector Housing Team.**

**The Council's Private Sector Housing Team can be contacted:**

- by telephone on 020 8489 (3051), (3588), (2296)
- by email at [HMO.Licensing@haringey.gov.uk](mailto:HMO.Licensing@haringey.gov.uk); or
- online at or [House in multiple occupation \(HMO\) licensing | Haringey Council](#)
- by writing to Private Sector Housing Team Team, London Borough of Haringey, 4<sup>th</sup> Floor, Alexandra House, Station Road, London N22 7TY.

Dated: 12<sup>th</sup> March 2024

Signed: 

Barry Francis, Director of Environment & Resident Experience.