

Councils Aims & Objectives

Harrow Council wants to reduce anti social behaviour linked to badly managed privately rented properties through the introduction of selective licensing in an designated area.

Our aims are to have:

- A regulated standard of management and condition of rented properties
- A settled and diverse community
- An attractive area to live and work in
- Improved economic future for local businesses

Reduction in:

- Accumulation of rubbish
- Drug and alcohol related crime
- Gang nuisance
- Illegal conversions
- Negativity due to badly managed and poorly maintained properties
- Overcrowding
- Sub-letting
- Vandalism

How to Contact Us

Please contact us if you would like the leaflet translated into any of the following languages:

- Croatian
- Farsi
- Gujarati
- Polish
- Romanian
- Tamil



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**SELECTIVE
LICENSING**



What is Selective Licensing

Part 3, section 80 of the Housing Act 2004 introduced powers to Local Authorities to implement selective licensing scheme for part or whole of the borough. to tackle anti social behaviour and areas in low housing demand.

Our main aim is to transform the borough by using enforcement powers and joint partnership working with Police, landlords, agents and tenants. This will result in making the areas successful and well maintained.

The Council is proposing to operate a selective licensing scheme in a designated area and extend the scheme over five years borough wide.

Selective Licensing will benefit all who live, work , invest and visit the area.

The Council has a public register of all current licensed properties in the borough, which is available on the website .

How Does Licensing Work

All private rented landlords will be required to apply for a licence in the designated area.

All licences will be issued with conditions for upto five years.

Some of the conditions will stipulate that the licence holder has to provide for e.g..

- Valid tenancy agreements,
- Rent receipts,
- Safety certificates.
- Obtain references on tenants, before issuing tenancy agreement.

Harrow Council will monitor to ensure the conditions are being met.

Have processes in place on how they will deal with tenants causing anti social behaviour.

Offences of non licensing may result in the landlord being fined upto £20,000. Breaches of licence conditions are upto £5,000.

Section 96 of the HA 2004 enables for a Rent Repayment Order to be made to recover rent from an unlicensed property.



Your Feedback

Harrow Council is dedicated to improving customer satisfaction. Your views on our proposal to introduce selective licensing is very important to us.

Please either complete the questionnaire on line on the Council website or paper copy and return to the Licensing Team

If you require more information about the consultation process please contact the HMO Licensing Team either via email on licensing@harrow.gov.uk or telephoning 020 8736 6252.

