

Supplementary Note – Wealdstone Selective Licensing Renewal

In line with the Cabinet Report of 27th May 2021, with regards the renewal of Wealdstone Selective Licensing Scheme, the following clarifications are made to support the report

Selective Licensing – designation meaning

Once an area is “designated”, all private rented accommodation require a licence. Those that are already subject to a licensing scheme, such as Houses in Multiple Occupation, are exempt as are others such as Housing Associations, Charities and Council Housing (Selective licensing of Houses (Specified Exemptions)(England) Order 2006)

Anti-Social Behaviour and Crime

It is recognised that violence and sexual offences are high in Wealdstone, and work is taking place with partners to address this through such aspects as the Mayor Of Police and Crime (MOPAC) Knife Crime Strategy, Modern Day Slavery work and Domestic Violence partnerships.

Further Details

Further details about the current schemes in Harrow, including designations and application process, can be found at <https://www.harrow.gov.uk/licences/selective-licensing>

Publication Requirements

The publication requirements of the designation which can be found on page 2 of this document, and relates to The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006. The full legislation can be found at <https://www.legislation.gov.uk/uksi/2006/373/made>

Covid-19 Impact and Approach

It is recognised by the Council that the last year has been hard on all sectors due to the pandemic. In line with the effects of covid-19 especially on the rented market, Harrow Council has delayed reintroduction of both the Edgware Scheme, and now the Wealdstone Scheme, to provide breathing space to landlords while they are subject to additional controls under the pandemic.

As part of this, Harrow Council will continue with an educative approach to compliance to seek sustainable change, targeting enforcement only at those that seek to not comply deliberately, where the risk is high or where the responsible person refuses to address matters brought to their attention.

With the impact of covid-19, Officers have had to delay inspections of premises but are still committed to inspect all premises under selective licensing, with premises getting a Housing Health & Safety Rating System check to ensure the 29 recognised risks are controlled.

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006, Regulation 9

Publication requirements relating to designations under Part 2 or 3 of the Act

9.—(1) A local housing authority that is required under section 59(2) or 83(2) of the Act to publish a notice of a designation of an area for the purpose of Part 2 or 3 of the Act must do so in the manner prescribed by paragraph (2).

(2) Within 7 days after the date on which the designation was confirmed or made the local housing authority must —

(a) place the notice on a public notice board at one or more municipal buildings within the designated area, or if there are no such buildings within the designated area, at the closest of such buildings situated outside the designated area;

(b) publish the notice on the authority's internet site; and

(c) arrange for its publication in at least two local newspapers circulating in or around the designated area—

(i) in the next edition of those newspapers; and

(ii) five times in the editions of those newspapers following the edition in which it is first published, with the interval between each publication being no less than two weeks and no more than three weeks.

(3) Within 2 weeks after the designation was confirmed or made the local housing authority must send a copy of the notice to—

(a) any person who responded to the consultation conducted by it under section 56(3) or 80(9) of the Act;

(b) any organisation which, to the reasonable knowledge of the authority—

(i) represents the interests of landlords or tenants within the designated area; or

(ii) represents managing agents, estate agents or letting agents within the designated area; and

(c) every organisation within the local housing authority area that the local housing authority knows or believes provides advice on landlord and tenant matters, including—

(i) law centres;

(ii) citizens' advice bureaux;

(iii) housing advice centres; and

(iv) homeless persons' units.

(4) In addition to the information referred to in section 59(2)(a), (b) and(c) or 83(2)(a), (b) and(c), the notice must contain the following information—

(a) a brief description of the designated area;

(b) the name, address, telephone number and e-mail address of—

(i) the local housing authority that made the designation;

(ii) the premises where the designation may be inspected; and

(iii) the premises where applications for licences and general advice may be obtained;

(c) a statement advising any landlord, person managing or tenant within the designated area to seek advice from the local housing authority on whether their property is affected by the designation; and

(d) a warning of the consequences of failing to licence a property that is required to be licensed, including the criminal sanctions