

27 April 2010

Mr Finlay Flett
Head of Community Safety
Harrow Council
Civic Centre
P O Box 18
Station Road
Harrow
HA1 2UT

Dear Finlay,

**Application for Additional HMO Licensing
Designation under Section 56 of the Housing Act 2004**

I am writing to inform you that following the recent consultation on potential procedural changes for discretionary licensing schemes, Ministers have now announced the introduction of a general consent to enable local authorities to introduce additional HMO licensing and selective licensing schemes without seeking Departmental approval. This move came into effect on 1 April 2010.

The general consent has removed the Departments formal role in approving applications for discretionary licensing schemes. Therefore, in relation to your outstanding application for a borough wide additional HMO licensing designation, the Council no longer requires our approval to introduce the scheme. It will now be for the Council to take a view as to whether the legislative requirements for introducing such schemes have been met.

The existing legislative procedures as set out in the Departmental guidance document "Approval Steps for Additional and Selective Licensing Designations in England" still apply, and we propose to update this guidance to reflect the introduction of the general consent in due course. Please note the attached consent has been amended to correct the typographical error in paragraph 4. This has been attached to the original version.

Of course, whilst our formal approval role has now ended, we will continue to offer informal advice and guidance in relation to your application should you so wish. Please note however that as we have now entered Purdah prior to the general election any advice you do seek will be given once this period has concluded.

If you have any queries on the above please do not hesitate to contact myself or Tom Quinlan on 0303 44 43697.

Yours sincerely

A handwritten signature in black ink, appearing to read 'William Tandoh', written in a cursive style.

William Tandoh

The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010

The Secretary of State for Communities and Local Government in exercise of powers under sections 58(6) and 82(6) of the Housing Act 2004 gives to all local housing authorities in England the following general approval:

Interpretation

1. Words and expressions used in this consent shall, unless the context otherwise requires, take the same meaning that is given to them in the Housing Act 2004 ("the Act").

General approval

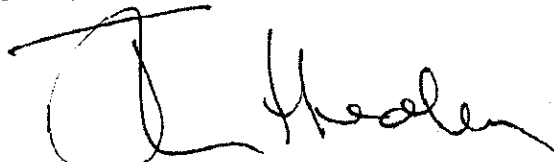
2. Subject to the condition contained in paragraph 4, every local housing authority in England that designates an area of their district or an area in their district as subject to additional licensing in relation to a description of HMOs specified in a designation made under section 56(1) of the Act has the Secretary of State's general approval of that designation for the purposes of section 58(1)(b) of the Act.

3. Subject to the condition contained in paragraph 4, every local housing authority in England that designates an area of their district or an area in their district as subject to selective licensing under section 80(1) of the Act has the Secretary of State's general approval of that designation for the purposes of section 82(1)(b) of the Act.

Condition to be satisfied

4. The general approval described in paragraphs 3 and 4 is not given in relation to a designation in respect of which the local housing authority has not consulted persons who are likely to be affected by it under section 56(3)(a) or 80(9)(a) of the Act for not less than 10 weeks.

Signed by authority of the Secretary of State for Communities and Local Government



John Healey

Minster for Housing and Planning →

Communities and Local Government

30th March 2010

1/4/10

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Condition to be satisfied

4. The general approval described in paragraphs 2 and 3 is not given in relation to a designation in respect of which the local housing authority has not consulted persons who are likely to be affected by it under section 56(3)(a) or 80(9)(a) of the Act for not less than 10 weeks.

Signed by authority of the Secretary of State for Communities and Local Government

John Healey

Minister for Housing and Planning

Communities and Local Government

30th March 2010