

# PUBLIC NOTICE

## LONDON BOROUGH OF HAMMERSMITH & FULHAM

### DESIGNATION OF AN AREA FOR SELECTIVE LICENSING 2022

#### Section 80, Housing Act 2004

**NOTICE IS HEREBY GIVEN** in accordance with Section 83 Housing Act 2004 (Notification Requirements Relating to Designation) that the London Borough of Hammersmith & Fulham (“the council”) acting as local housing authority in exercise of its powers under Section 80 of the Housing Act 2004 has designated the area described in paragraph 4 for selective licensing.

#### CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the London Borough of Hammersmith & Fulham Designation for an Area for Selective Licensing 2022.
2. This designation is made on **6 December 2021** and shall come into force on **5 June 2022**.
3. This designation shall cease to have effect on **4 June 2027** or earlier if the Council revokes the scheme under section 84 of the Act.

#### AREA TO WHICH THE DESIGNATION APPLIES

4. The designation applies to the following streets as listed at Annex A.

#### APPLICATION OF THE DESIGNATION

5. This designation applies to any flat or house which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless:
  - a the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act or by a designation made by the council under Section 56 Housing Act 2004;
  - b the tenancy or licence of the house has been granted by a registered social landlord;
  - c the house is subject to an Interim or Final Management Order under Part 4 of the Act;
  - d the house is subject to a temporary exemption under section 86 of the Act; or
  - e the house is occupied under a tenancy or licence which is exempt under the Act or the occupation is of a building or part of a building so exempt as defined in The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

#### EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act.

## INSPECTION OF DOCUMENTS/APPLICATION FOR LICENCE

7. If you are a landlord, managing agent, or a tenant, and wish to inspect this designation, apply for a licence, or require further information, this is available from:

**Private Housing, Environmental Health**  
**London Borough of Hammersmith & Fulham**  
**Town Hall, King Street,**  
**Hammersmith, London W6 9JU**  
**Email: [phs@lbhf.gov.uk](mailto:phs@lbhf.gov.uk)**  
**Tel: 020 8753 1703**

The designation does not require confirmation by the Secretary of State and falls within a general approval issued by the Secretary of State under Section 82 of the Act, namely the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010.

Any private landlord, property manager or tenant owning, managing, or occupying a property within this area is advised to seek advice from the Council's Housing Standards Team by telephone on **020 8753 1703** by email to **[phs@lbhf.gov.uk](mailto:phs@lbhf.gov.uk)** or in writing to London Borough of Hammersmith & Fulham, Town Hall, King Street, Hammersmith, London W6 9JU to determine whether their property is affected by the designation. Private landlords who own property in the area or any person that controls or manages property in the area will be required from **5 June 2022** to apply for a licence. Where a licence is not in existence for the property.

### ENFORCEMENT

8. Upon the Designation coming into force on **5 June 2022** any person who operates a licensable property without a licence shall be guilty of an offence under Section 95(1) of the Act. A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to an unlimited fine or to a financial penalty imposed by the council 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 or universal credit payments, apply to the First Tier Tribunal (Property Chamber) under the provisions of section 73 and section 74 of the Housing Act 2004 for a rent repayment order.

**Annex A: Streets in Hammersmith & Fulham where Selective Licensing applies** (The 8 new streets to the scheme have been indicated below).

- Askew Road
- Baron's Court Road (new to scheme)
- Bloemfontein Road
- Blythe Road (new to scheme)
- Coningham Road (new to scheme)
- Crookham Road (new to scheme)
- Dalling Road
- Dawes Road
- Fulham Road
- Goldhawk Road
- Greyhound Road (new to scheme)
- King Street
- Lime Grove
- New King's Road
- North End Road
- Richmond Way (new to scheme)

- Shepherd's Bush Road
- Sinclair Road (new to scheme)
- Scrubs Lane
- Talgarth Road
- Uxbridge Road
- Wandsworth Bridge Road (new to scheme)
- Woodstock Grove
- Wood Lane