

PUBLIC NOTICE

LONDON BOROUGH OF HAVERING

NOTICE OF COUNCIL DESIGNATION OF AN AREA FOR SELECTIVE LICENSING

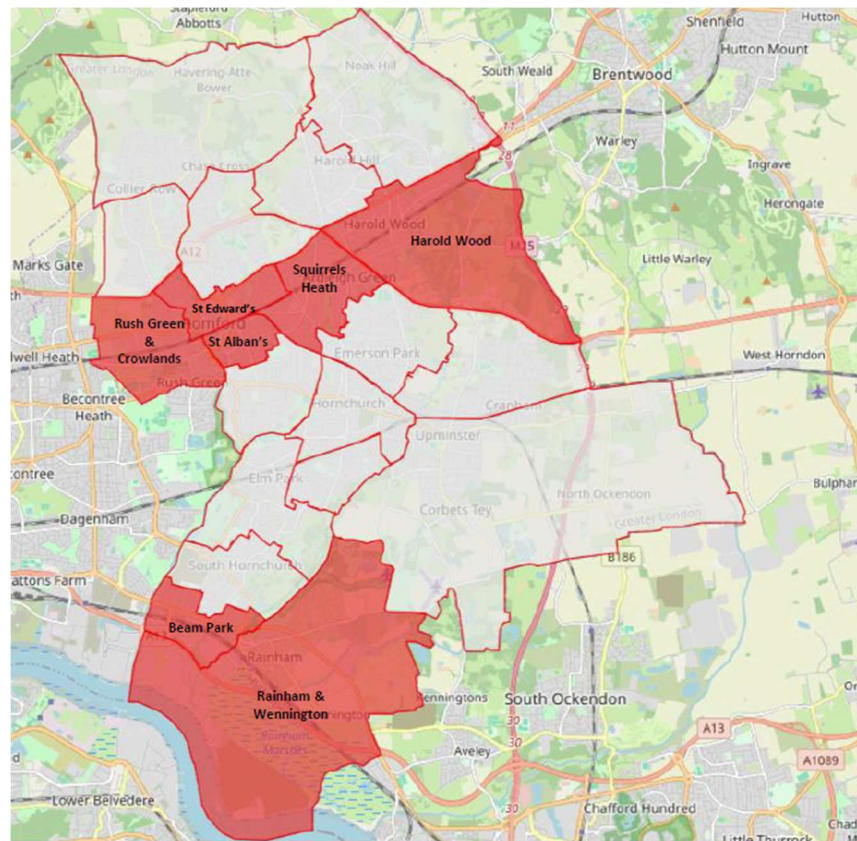
1. On the 18th December 2025, in the exercise of its powers under section 80 of the Housing Act 2004 ("the 2004 Act"), the London Borough of Havering ("the Council") of Town Hall, Main Road, Romford, RM1 3BB made a Designation of an Area for Selective Licensing No.2 2026 ("the Designation").
2. This Designation does not require confirmation by the Secretary of State. This designation was given general approval by the Cabinet of the London Borough of Havering. This designation falls within a description of designations in relation to which the Secretary of State has given a general approval under section 82 of the Housing Act 2004 ("the Act"): namely the Housing Act 2004 Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024 which came into force on the 23 December 2024.
3. The Designation will come into force on the 18th March 2026 (not less than 3 months after decision date) and unless previously revoked, shall cease to have effect after 11.59 on the 17th March 2031.

AREAS TO WHICH THIS DESIGNATION APPLIES

4. The Designation applies accordingly to the following 7 wards in the London Borough of Havering:
 - A. Beam Park
 - B. Harold Wood
 - C. Rainham & Wennington
 - D. Rush Green & Crowlands
 - E. Squirrels Heath
 - F. St Albans
 - G. St Edwards
5. The following 13 wards are excluded:
 - A. Havering Atte-Bower
 - B. Gooshays
 - C. Mawneys
 - D. Marshalls & Rise Park
 - E. Heaton
 - F. Hylands & Harrow Lodge
 - G. Emerson Park
 - H. Cranham
 - I. St. Andrews

- J. Hacton
- K. Elm Park
- L. South Hornchurch
- M. Upminster

6. Please see the Map below showing the location of wards included within the designation shaded in red and those excluded from the scheme.



APPLICATION OF THE DESIGNATION

7. This designation applies to any house¹ which is let or occupied under a single tenancy or 2 or more tenancies or licences in respect of different dwellings contained in it within the area described in paragraph 4 unless:
 - (a) the house is a house in multiple occupation (HMO) that falls within the nationally prescribed category of HMO that is required to be licensed as a 'mandatory HMO' under section 55(2)(a) Part 2 of the Act² ;
 - (b) the house is a house in multiple occupation that falls within the prescribed category of HMO that is required to be licensed under the London Borough of Havering Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2025 made on 18th December 2025 under Section 56 of the Housing Act 2004³;
 - (c) the tenancy or licence of the house has been granted by a registered social landlord⁴ ;

- (d) the house is subject to an Interim or Final Management Order under Part 4 of the Act;
- (e) the house is subject to a temporary exemption under section 86 of the Act; or
- (f) 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 Paragraph 5(f): Exempted tenancies or licences, Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006.

1. For the definition of "house" see sections 79 and 99 of the Act.

2. Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371).

3. Additional Licensing covers HMOs that are not within the scope of Mandatory HMO Licensing where tenants share one or more 'basic amenities' i.e. a WC, personal washing facilities or cooking facilities. We are not licensing 'Section 257' HMO buildings under the additional licensing scheme – individual rented flats within such a building would need a selective licence assuming they are occupied by a single household. If an individual flat was itself multiply occupied, it would need an additional or mandatory HMO licence depending on the number of persons accommodated.

4. Section 79 (3) of the Act. For the definition of a Registered Social Landlord see Part 1 of the Housing Act 1996.

EFFECT OF THE DESIGNATION

8. Subject to sub paragraphs 5(a) to (f) 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 Acts.

9. The London Borough of Havering will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.

10. Any landlord, managing agent, other person in control of a privately rented property, or any tenant within the Borough may seek advice on whether their property is affected by the designations.

They may also apply for a licence from 25 January 2026 via the Council's website at www.havering.gov.uk/landlordlicence. If you have any questions or need assistance with your application, you may contact the Private Sector Licensing Team by telephoning 01708 432006 during office hours (9am to 5pm, Monday to Friday), or by emailing landlordlicensing@havering.gov.uk.

11. If you wish to inspect this designation in respect of selective licensing of properties at the London Borough of Havering it may be inspected at the Council's offices at Havering Town Hall, Main Road, Romford, RM1 3BB or by visiting our website.

12. Upon the Designation coming into force any person having control of or who manages a licensable property without a licence, or who allows a licensed property to be occupied by more households or persons other than as authorised by a licence, is liable to prosecution and upon summary conviction is liable to a fine pursuant to the provisions of section 95 of the Act. A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to a fine.

13. The Council, as an alternative to initiating a prosecution, may pursue one or more of a range of other enforcement actions including the imposition of a financial penalty of up to £30,000 and/or taking management control of the unlicensed property.

14. Further, where an offence has been committed an application may also be made by the Council and/or tenant under the provisions of section 41 of the Housing and Planning Act 2016 for a Rent Repayment Order to pay back up to 12 months' rent, Housing Benefit or Universal Credit.

15. No notice under section 21 of the Housing Act 1988 may be given in relation to an assured shorthold tenancy of the whole or part of an unlicensed house so long as it remains an unlicensed house.

⁵ Section 232 of the Act and paragraph 11 of SI 373/2006

⁶ See the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

Signed:

A handwritten signature in black ink, appearing to read 'H Oakerbee', with a horizontal line underneath.

Helen Oakerbee

Dated: 18 December 2025

Director of Planning and Environmental Services

For and on behalf of the London Borough of Havering