

PUBLIC NOTICE

LONDON BOROUGH OF HAVERING

COUNCIL DESIGNATION OF AN AREA FOR ADDITIONAL HMO LICENSING

1. On the 18th December 2025 in the exercise of its powers under section 56 and 58 of the Housing Act 2004 (“the 2004 Act”), the London Borough of Havering Council (“the Council”) of Town Hall, Main Road, Romford, RM1 3BB made the London Borough of Havering Designation for Additional Licensing of Houses in Multiple Occupation No.2 2026 (“the Designation”).
2. This designation satisfies the condition as defined by the Secretary of State in exercise of their powers of giving a general approval under section 58 of the Act, which is enacted in the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024 (General Approval 2024).
3. The Designation will come into force on 18th March 2026 (not less than 3 months after decision date) and unless previously revoked, shall cease to have effect at 11.59 on 17th March 2031.

Area to which the designation applies

4. The Designation applies to the area outlined in red on the map at Annex A below. Accordingly, the designation applies to all wards in the London Borough of Havering.

Application and effect of the designation

5. This designation applies to an HMO that;
 - a) is occupied by three or four persons;
 - b) is occupied by persons living in two or more separate households; and
 - c) meets—
 - i) the standard test under section 254(2) of the 2004 Act;
 - ii) the self-contained flat test under section 254(3) of the 2004 Act (including all purpose built flats);
 - iii) the converted building test under section 254(4) of the 2004 Act; or
 - iv) where an HMO declaration is in force in respect of it under section 255 of the 2004 Act;
 - d) is a converted building HMOs as defined by section 257 of the Housing Act 2004, but only where all accommodation units are all privately rented, and the building and accommodation units are in the same ownership.

This includes buildings within mixed-use developments or above non-residential premises.
5. This designation does not apply to an HMO if:
 - a) the building is of a description specified in Schedule 14 of the 2004 Act (Buildings which are not HMOs for the purposes of the Act excluding Part 1);

- b) the HMO is subject to an Interim or Final Management Order under Part 4 of the 2004 Act;
 - c) the HMO is subject to a temporary exemption under section 62 of the 2004 Act; or
 - d) the HMO is required to be licensed under section 55(2)(a) of the 2004 Act and the Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018 (mandatory HMO licensing).
- e) Converted building HMOs, as defined by section 257 of the Housing Act 2004 that consist of no more than two flats.
- 6. Subject to paragraph 5, every HMO of the description specified in paragraph 4 in the area described in paragraph 3, shall be required to be licensed under section 61 of the 2004 Act.
 - 7. The London Borough of Newham will comply with the notification requirements contained in section 59 of the 2004 Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the 2004 Act.

Consequences of failing to license an HMO, comply with licence conditions etc.

- 8. Unless a statutory exception applies, as set out above, the HMO will require a licence under Part 2 of the 2004 Act. A person who manages or has control of it without a licence will commit an offence under section 72(1) of the 2004 Act, and will be liable upon summary conviction or penalty to an unlimited fine or, as the case may be, a financial penalty not exceeding £30,000 per offence.
- 9. A person who breaches a condition of a licence, or who knowingly allows an HMO to be occupied by more than the number of persons or households permitted by the licence, will be similarly liable. The landlord of such a property may also be liable to a rent repayment order under the Housing and Planning Act 2016, or in certain circumstances to entry on a database of rogue landlords, or to a banning order.

Inspecting the designation

- 10. The Designation may be inspected by prior appointment between 9.00 and 17:00 on weekdays at:
London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Important notice:

- 11. If you are an owner, a landlord, an agent, or a person otherwise managing or occupying a property in the Designation area you are strongly advised to seek advice from the Council about the need to license the property.

If you wish to do this or require a licence application or general advice about the Designation, please contact:

Email: landlordlicensing@havering.gov.uk

Phone: 01708 432006

Website: www.havering.gov.uk/landlordlicence

Address:

Public Protection Private Sector Licensing Team

London Borough of Havering

Town Hall

Main Road

Romford RM1 3DR

Signed:



Helen Oakerbee

Dated: 18 December 2025

Director of Planning and Environmental Services

For and on behalf of the London Borough of Havering

ANNEX A- Map of wards included in the Designation

