

London Borough of Redbridge DESIGNATION OF AN AREA FOR SELECTIVE LICENSING Section 80, Housing Act 2004

The London Borough of Redbridge ("Council") in exercise of its powers as local housing authority under section 80 of the Housing Act 2004 has on 13 December 2016 designated the areas delineated in red on the map and labelled "Scheme 2" as areas subject to Selective Licensing. (For the avoidance of doubt the areas labelled "Scheme 1" on the same map are previously designated for Selective Licensing, which came into force on 13th July 2017 and is included in this Notice for information only.)

The designation of the Scheme 2 areas on 13 December 2016 applies to any privately rented property that is not a licensable house in multiple occupation, and is occupied under a tenancy or a licence.

The designation of the Scheme 2 areas falls within a description of designations for which confirmation is required by Secretary of State. On 25 May 2018 (communicated to the Council on 31 May 2018) the Secretary of State confirmed that the designation shall come into force on 1st October 2018 and shall cease to have effect on 30 September 2023.

If you are a landlord, managing agent, or a tenant, or if you require any further information or general advice regarding this designation, or to apply for a licence, or to inspect the designation, or to obtain any further information and assistance you may attend the Property Licensing Team at the following premises, during office hours:

Property Licensing, London Borough of Redbridge, 10th floor rear Lynton House 255 -259 High Road, Ilford Essex IG1 1NN.

Write to: the above address • Telephone: 020 8708 4845 • Email: Prslicensing@redbridge.gov.uk

Visit the Council's website:

<https://www.redbridge.gov.uk/housing/private-rentals/licences-to-rent-out-properties/>

All landlords, managing agents or tenants within the designated area should obtain advice to ascertain whether their property is affected by the designation by contacting the Property Licensing Team.

Upon the designation coming into force on 1 October 2018 any person who fails to licence a property which is required to be licenced may (a) be liable on summary conviction by a court to an unlimited fine or (b) have a financial penalty of up to £30,000 imposed on them by the Council (c) have a rent repayment order made against them by the First-tier Tribunal (Property Chamber).

A person who breaches a condition of a licence may (a) be liable on summary conviction by a court to a fine of up to £5,000 or (b) have a financial penalty of up to £30,000 imposed on them by the Council.

Signed



Caroline Bruce
Corporate Director of Place

For and on behalf of:
London Borough of Redbridge
10th floor rear Lynton House
255 -259 High Road
Ilford

Essex IG1 1NN

Telephone: 020 8 708 4845

Email: Prslicensing@redbridge.gov.uk

Selective Licensing Designation Boundary

