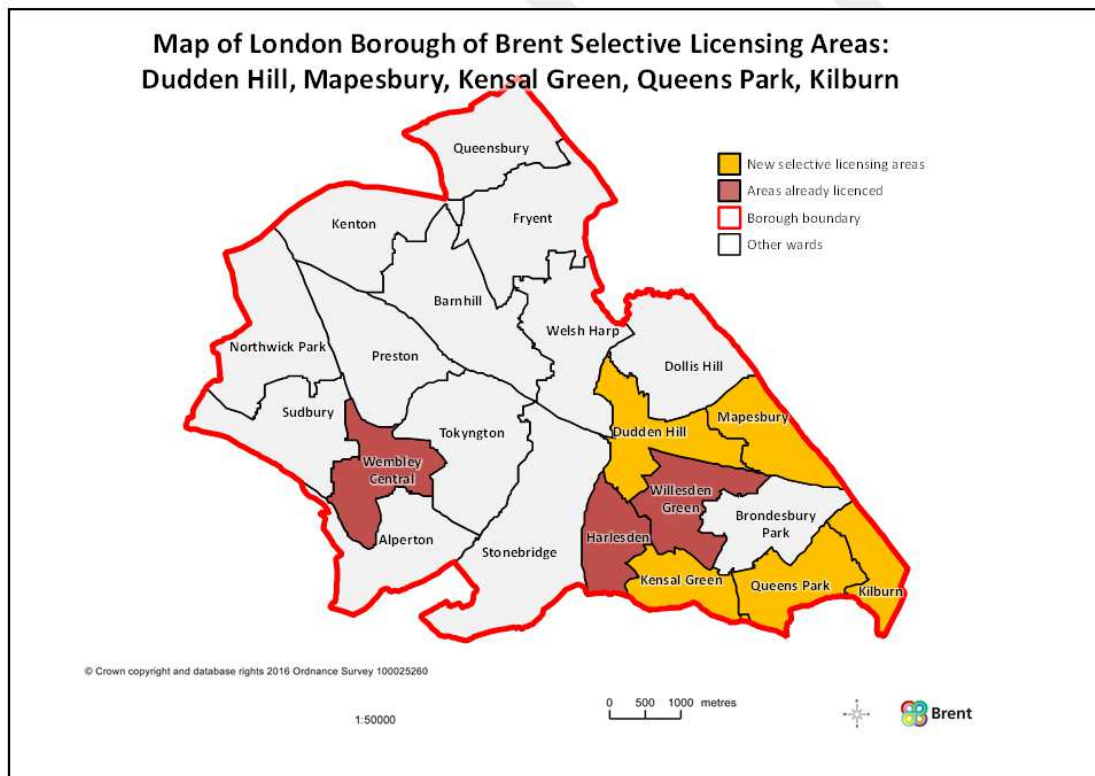


PUBLIC NOTICE**Notice of Designation of an Area for Selective Licensing****The London Borough of Brent Council Designation for an Area for Selective Licensing 2018 - No: 1**

This notice is published in accordance with Sections 80 to 84 of the Housing Act 2004 and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions)(England) Regulations 2006.

The London Borough of Brent Council in exercise of their powers under section 80 of the Housing Act 2004 ("the Act") gives notice that it has designated for selective licensing the area described in paragraph 4, and as delineated on the map at Annex A.

Annex A - Paragraph 4: Map of London Borough of Brent Council with the electoral wards Dudden Hill, Kensal Green, Kilburn, Mapesbury and Queens Park bordered and shaded yellow comprising designation area no.1



1. The Designation may be cited as the London Borough of Brent Council Designation for an Area for Selective Licensing 2018 - No: 1

2. The Designation was made by the Cabinet of the London Borough of Brent Council on 19th June 2017 and shall come into force on 1st June 2018.

3. The Designation falls within a description of designations for which confirmation is required by Secretary of State under the General Approval issued on 1 April 2015. The Secretary of State has confirmed that the designation shall come into force 1st June 2018.

The Designation shall cease to have effect on 30th April 2023 or earlier if the Council revokes the scheme under section 84 of the Act.

4. This Designation shall apply to the **electoral wards Dudden Hill, Kensal Green, Kilburn, Mapesbury and Queens Park bordered and shaded yellow comprising designation no.1**. The wards of Harlesden, Wembley Central and Willesden Green in the London Borough of Brent which are shaded red in **Annex A** and are already designated as the *London Borough of Brent Council Designation for an Area for Selective Licensing 2014*.

5. The Designation applies to any 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 (HMO) and is required to be licensed under Part 2 of the Act;

(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.

6. The London Borough of Brent Council 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.

7. Upon the Designation coming into force on 1st June 2018, any person who operates a licensable property without a licence, or allows a licensed property to be occupied by more households or persons other than as authorised by a licence, is liable to prosecution under Section 95(1) of the Act, and upon summary conviction is liable to an unlimited fine, or a financial penalty not exceeding £30,000. A person who breaches a condition of a licence is liable upon summary conviction to an unlimited fine, or a financial penalty not exceeding £30,000.

In addition, such a person may be required to repay up to 12 months' rent if the tenant or the Council, in the case of housing benefit payments, apply to the Residential Property Tribunal under the provisions of section 96 and section 97 of the Housing Act 2004 for a rent repayment order. 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.

8. Any landlord, managing agent or tenant within the designated areas of the Borough should seek advice from the Council as to whether their property is affected by the Designation during normal office hours, which are: 9am to 5pm, Monday to Friday.

9. Application forms for licences general advice and any further information regarding the Designation may be obtained from Private Housing Services at Brent Civic Centre, Engineers Way, Wembley, Middlesex HA9 0FJ; (Tel: 020 8937 2384/5 and e-mail: PRSlicensing@brent.gov.uk).

10. The Designations in respect of selective licensing in the Council ward areas in the London Borough of Brent may be inspected at this address and a copy of the Designation can be obtained from Brent Council's website.