

London Borough of Newham DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING Section 56, Housing Act 2004

The London Borough of Newham ("Council") in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on 21st June 2012 designated an area in its district, as delineated in red on Map 1 (b), as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation ("HMOs") that are privately rented and occupied under a tenancy or a licence unless it is an HMO that is subject to mandatory licensing under section 55(2) of the Act or is subject to any statutory exemption. This also excludes HMO's located in the existing selective licensing designation cited as the London Borough of Newham Designation for an Area for Selective Licensing No1 2009.

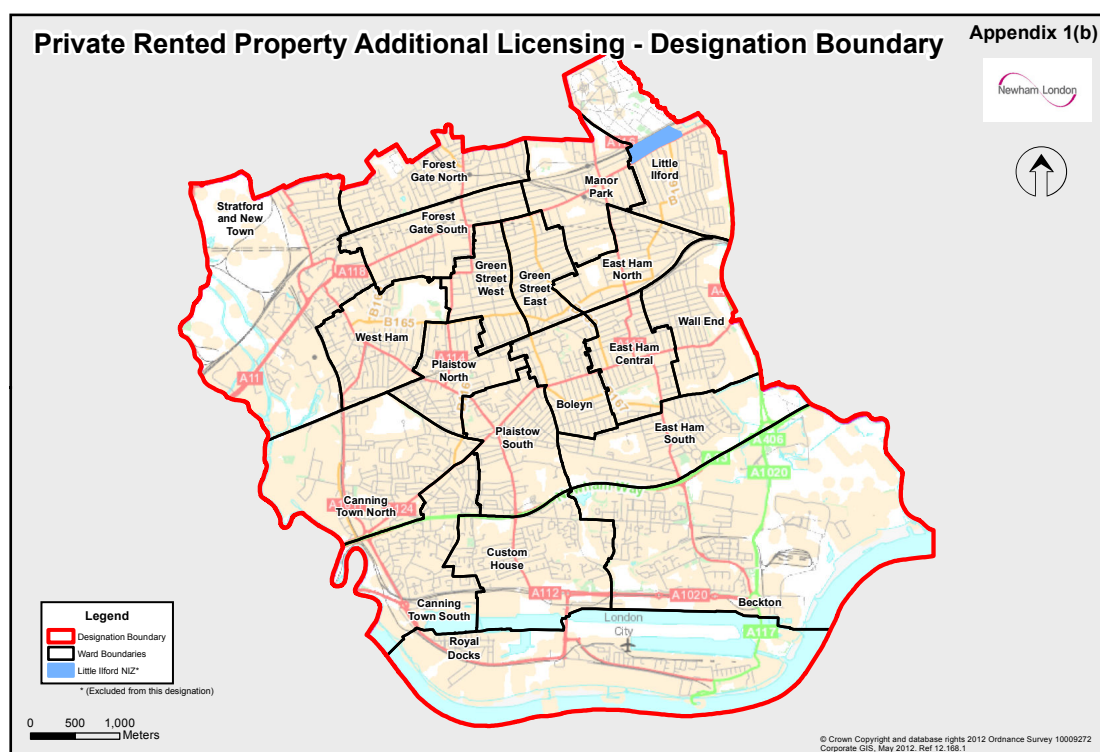
The Designation shall come into force on 1st January 2013 and shall cease to have effect on 31st December 2017. The Designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 30th March 2010.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence, further information and assistance is available from the Council's Private Housing Team by telephone on 020 3373 1950 or online at www.newham.gov.uk/propertylicensing, or by e-mail: propertylicensing@newham.gov.uk or by writing to Private Housing, London Borough of Newham, 3rd Floor West Wing, Newham Dockside, 1000 Dockside Road, London, E16 2QU. The Designation may be inspected at the above address during office hours.

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 Council's Private Housing Team.

Upon the Designation coming into force on 1st January 2013 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 and upon summary conviction is liable to a maximum fine of £20,000. A person who breaches a condition of a licence is liable upon summary conviction to a maximum fine of £5000.

Signed
Executive Director of Operations
For and on behalf of London Borough of Newham,
Newham Dockside, 1000 Dockside Road,
London, E16 2QU.
Telephone No: 020 3373 1950
Email address: propertylicensing@newham.gov.uk



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

The London Borough of Newham ("Council") in exercise of its powers under section 80 of the Housing Act 2004 has on 21st June 2012 designated an area in its district, as delineated in red on Map 1 (a) for Selective Licensing. The designation applies to any privately rented property that is not a licensable house in multiple occupation or subject to any statutory exemption, and is occupied under a tenancy or a licence. This also excludes properties located in the existing selective licensing designation cited as the London Borough of Newham Designation for an Area for Selective Licensing No1 2009.

The Designation shall come into force on 1st January 2013 and shall cease to be of effect on 31st December 2017. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 30th March 2010.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence further information and assistance is available from the Council's Private Housing Team by telephone on 020 3373 1950 or online at: www.newham.gov.uk/propertylicensing or by e-mail: propertylicensing@newham.gov.uk, or by writing to Private Housing, London Borough of Newham, 3rd Floor West Wing, Newham Dockside, 1000 Dockside Road, London, E16 2QU. The Designation may be inspected at the above address during office hours.

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 Council's Private Housing Team.

Upon the Designation coming into force on 1st January 2013 any person who operates a licensable property without a licence is liable to prosecution and upon summary conviction liable to a fine not exceeding £20,000. A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to a fine not exceeding £5000.

Signed
Executive Director of Operations
For and on behalf of London Borough of Newham
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London, E16 2QU.
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