

Renting? Does your landlord need a licence?

Are you renting from a private landlord in Islington? Did you know that some privately rented accommodation need to be licensed.

Under the Housing Act 2004, a house in multiple occupation (HMO) – i.e. shared house, bedsit accommodation or hostel – will need a licence if it:

- is shared by five or more people
- has three or more storeys (including basements, attics or shops)
- is not owned/managed by a housing association, local authority or by police/health services

The council needs tenants to help identify all the housing in the borough that should be licensed, so please contact us if you think your house meets the above criteria.

Benefits for tenants

Licensing will benefit tenants by ensuring they have the necessary facilities and space for the number of occupants, and that any serious health and safety issues are dealt with.

If your HMO should be licensed but is not, your landlord/agent will not be able to serve 'notice to quit' until it is licensed. You will have the right to stay put.

If the council prosecutes your landlord for not having a licence, you may be able to get up to 12 months' rent repaid.

For more information contact Islington Council's Residential Environmental Health team on 0207 527 3083 or find out more at www.islington.gov.uk or www.odpm.gov.uk.



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