



Consultation on Property Licensing in Islington

What is being proposed?

Additional HMO Licensing in all of Islington

A Borough-wide licensing scheme for HMOs requiring anyone who rents out a flat or house occupied by 3 or more tenants, who are not members of the same family, to get a licence.

This scheme will also include all buildings converted into self-contained flats, where all of the flats are privately rented and do not meet the 1991 Building Regulations standards or above.

The existing Additional HMO Licensing scheme that covers Caledonian Road and Holloway Road will be revoked and when current licences expire licence holders will reapply under the Borough wide scheme.

Selective Licensing in Finsbury Park

A new licensing scheme for all other privately rented properties in the Finsbury Park ward will be introduced requiring anyone who rents out a flat or house occupied by either 1 household or 2 persons sharing, to obtain a licence

Below are some frequently asked questions in relation to these proposals. If you require further detail on the proposals, you can also view the full consultation document and evidence base using this link

<http://www.islington.gov.uk/licensingconsultation>

You can find out more by visiting our website or emailing us and give us feedback on our proposals at:

W: www.islington.gov.uk/licensingconsultation

E: property.licensing@islington.gov.uk

T: 020 7527 3205

Closing date for receipt of completed consultation questionnaire is 3 November 2019

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Proposed Additional Licensing and Selective Licensing Schemes

What are these licensing schemes?

The Housing Act 2004 permits the council to introduce discretionary schemes to licence certain private rented homes within designated areas of the borough.

Additional Licensing:

An Additional Licensing designation may be made if the council considers that a significant proportion of Houses in Multiple Occupation (HMOs) in the area are being managed sufficiently ineffectively as to give rise, or likely to give rise, to one or more particular problems either for those occupying the HMO, or for members of the public.

The council must consider that making the designation will significantly assist them in dealing with the problems.

Selective Licensing:

A selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions.

The area is one experiencing:

- low housing demand (or is likely to become such an area);
- a significant and persistent problem caused by anti-social behaviour (ASB);
- poor property conditions;
- high levels of migration;
- high level of deprivation;
- high levels of crime.

The council may only make a designation if the area has a high proportion of property in the private rented sector (currently over 20%).

The aim of the licensing scheme is to improve the management of these properties to ensure that they have a positive impact on the area.

Why is the council considering introducing these schemes?

Council research shows that almost a third of properties in the borough are privately rented.

The council considers that the introduction of these licensing schemes will have an impact to:

- Improve the condition and safety of privately rented properties and so protect the health and wellbeing of people living in them, particularly vulnerable people.
- Address the significant and persistent problems of anti-social behaviour that can be associated with privately rented properties and HMOs.
- Support the councils wider work around housing, homelessness and anti-social behaviour.
- Enable the council to target bad landlords and support good ones.
- Encourage landlords to deal with irresponsible tenants.
- Enable tenants to easily identify who is responsible for their home.

The designation of these schemes is consistent with the vision and aims of the council's Housing Strategy 2014-2019.

What is the council proposing and where?

The council is proposing:

- to introduce a borough-wide Additional Licensing scheme for all HMOs that are not covered by existing mandatory licensing scheme. This will cover all HMOs occupied by three or four people who do not form a single household and where at least one basic amenity; personal washing, WC or cooking facilities, is missing or shared. It will also cover what are known as [Section 257](#) HMOs, which are properties that have been converted into self-contained flats where the conversion does not comply with the [Building Regulations 1991](#), or the version in force at the time of the conversion and still doesn't and all of the flats in the building are rented out.
- to introduce a Selective Licensing scheme for the Ward of Finsbury Park

The council's existing Additional Licensing scheme in Holloway Road and Caledonian Road will be revoked and replaced by the new borough-wide scheme.

What is the proposed purpose of the schemes?

Additional Licensing – The proposed main purpose for this scheme is to ensure that all multi-occupied properties in the borough are also properly managed and maintained, that they provide accommodation of a decent standard, without hazards that create a risk to the health, safety or welfare of the occupants and that landlords act in a responsible manner. In addition, the proposed purpose of the scheme is to ensure that private rented properties are not the source of anti-social behaviour and/or have a detrimental effect upon the neighbourhood due to the actions or inaction of either landlords or tenants or their visitors.

Selective Licensing (Finsbury Park) – The proposed main purpose of this scheme is to ensure that the large numbers of privately rented properties in the proposed area are properly managed and maintained, that they provide accommodation of a decent standard, without hazards that create a risk to the health, safety or welfare of the occupants and that landlords act in a responsible manner. To a lesser extent, the proposed purpose of the scheme is to ensure that private rented properties are not the source of anti-social behaviour or crime, and/or have a detrimental effect upon the neighbourhood due to the actions or inaction of either landlords or tenants or their visitors.

What are the proposed benefits of the schemes?

The council can introduce an Additional Licensing scheme where a significant proportion of the HMOs of the description to be included in the area are being managed sufficiently ineffectively as to give rise, or likely to give rise, to one or more particular problems either for those occupying the HMO or for members of the public. It has been established that a significant proportion of HMOs of those inspected or surveyed have poor management or particular problems. Evidence gathered has shown that there are a great number of HMOs across the borough that are not covered by the mandatory licensing or existing Additional Licensing schemes and so a borough-wide Additional Licensing scheme would enable the council to require that the owners of these properties ensure they are properly maintained and managed.

The council can introduce a Selective Licensing scheme where it can demonstrate a link between the private rented sector and anti-social behaviour, poor property conditions, high levels of migration, high levels of deprivation or high levels of crime. We have gathered

evidence that shows that the Finsbury Park Ward is above average for all of these criteria. However, in the council's view, the most significant criteria of concern is that of poor property conditions and Finsbury Park Ward has been shown to have the worst property conditions in Islington. The scheme would benefit the local community and it would ensure that all private rented property within the designated area is managed to a satisfactory standard.

It is envisaged that the Additional and Selective Licensing Schemes will achieve the following:

- Creating a clear set of rules that all landlords must follow, ensuring private landlords are managing and maintaining their properties to a reasonable standard
- Landlords who have voluntarily engaged with a recognised accreditation scheme can also benefit from a reduced licensing fee
- Landlords that have failed to respond previously will be required to engage with enforcement officers
- Landlords and their agents are more readily identifiable
- Responsible landlords will receive information and support to help tackle antisocial behaviour
- More professional landlords and improved reputation should bring about improvements to the quality and management of property
- Poor performing landlords will receive support and training to help them improve
- Eradicate unsuitable landlords, e.g. those with a criminal record or previous poor history as a landlord
- A level playing field will be created and decent landlords will not be undercut by an unscrupulous minority
- Preventing 'rogue landlords' from letting substandard accommodation at lower rents
- Encouraging those landlords who are inexperienced or live outside of the area to use reputable managing agents
- Helping landlords to protect their investment in their property leading to an increase of property value
- Safer living conditions, particularly for vulnerable people
- Reassuring tenants that landlords with licensed accommodation are providing housing of a decent quality that is managed to a reasonable standard
- Greater ability for the landlord and authority to deal with rogue tenants
- Reduced environmental costs, such as street cleansing and removal of fly tipping
- A mixed and vibrant community that people enjoy living in
- Improving the image of the designated areas as places where people want to live
- Reduced crime, ASB and other environmental problems, such as graffiti, litter and fly-tipping
- Shorter void periods
- Reduced number of empty properties
- Reduced risk of homelessness and increased length of stay
- Increased housing demand and reduced anti-social behaviour will make the area a safer and more desirable place to live
- Reduced environmental costs dealing with crime and ASB, such as street cleaning, fly-tipping and graffiti
- Reduce complaints about poor housing conditions, noise, rubbish, overgrown gardens, rodents and pests

- Allow the council to direct resources to deal with the most problematic and highest risk properties
- Improve waste and recycling compliance
- Tenants may receive economic benefits such as reduced heating costs
- Improve tenant's security and sense of community
- Protecting vulnerable groups that live in poorly managed properties
- Better management practices would improve length of tenure
- Regular inspections by council officers of licensed properties
- Give confidence to tenants and encourage take-up of accommodation in licensed HMOs (for Additional Licensing)

We recognise that many landlords provide decent, well-managed properties which do not cause any problems for the local community but we also recognise that there are poor management practices within the private sector which can have a negative effect on the area.

What is the mandatory Licensing scheme for houses in multiple occupation?

Subject to exemptions, all HMOs in the borough of three or more storeys in height and having five or more persons with at least two households must be licensed under the mandatory licensing scheme set out in the [Housing Act 2004](#). From 1 October 2018, this has been extended to HMOs of less than three storeys. ([The Licensing of Houses in Multiple Occupation \(Prescribed Description\) \(England\) Order 2018](#)).

How would these schemes work?

All private landlords with residential property within the proposed scope of the two schemes would need to apply for a licence for each property they let. The licence would come with conditions that would require the landlord to meet certain standards before they could legally rent out the property. In order to become a licence holder, they must pass a fit and proper person test.

How do the proposals fit with the council's Housing Strategy?

The Islington Housing Strategy 2014-2019 sets out the following vision:

"We will make sure everyone in Islington has a place to live that is affordable, decent and secure."

To achieve this the Housing Strategy states the following ambitions:

"We will seek to ensure high standards of management and good quality housing services are provided for housing associations and private sector residents", and

"We will undertake feasibility work to assess the need for additional licensing of Houses in Multiple Occupation (HMO) and consider declaring an area for additional HMO licensing"

The introduction of these schemes is therefore consistent with the aims of the Strategy.

How have you proven the need for Additional and Selective Licensing schemes?

There is a lot of evidence that the council had to collect before it can introduce such a scheme. All the evidence of this is in the full consultation document available at www.islington.gov.uk/licensingconsultation

What standards will a landlord have to meet to get a licence?

Selective and Additional Licensing requires landlords or their agents to demonstrate they are 'fit and proper' and have no criminal convictions which may affect their management of the property. They must also have satisfactory management and financial arrangements, as well as having adequate procedures in place for dealing with problem tenants. Management arrangements will include things such as making sure the property is safe to live in and issuing the tenant with a written tenancy agreement. Licence holders will also have to provide annual gas safety records and adhere to a number of conditions as part of their licence. The draft licence conditions can be seen at www.islington.gov.uk/licensingconsultation

What does a "fit and proper person" mean?

The council will carry out checks to make sure that the person applying for a licence is a "fit and proper person". In deciding whether someone is "fit and proper", the council must take into account, amongst other matters:

(a) Any offences involving fraud or other dishonesty, or violence or drugs, or any offence listed in Schedule 3 to the Sexual Offences Act 2003.

(b) Any unlawful discrimination on grounds of sex, colour, race, ethnic or national origins or disability in, or in connection with the carrying on of any business.

(c) Any contravention of any provision of the law relating to housing or of landlord and tenant law.

(d) Any person involved in the management of the property has sufficient level of competence to be so involved.

(e) Any person involved in the management of the house is a fit and proper person to be so involved.

The council can also decide if a person is not "fit and proper" as a result of association with other persons who would not be considered "fit and proper" where this would affect the management of a licensed property.

I already have licensed properties in Islington, and have a "fit and proper" reference number. Do I need to apply, and pay again?

Your fit and proper check is valid for 5 years. You will need to include your fit and proper reference number on each housing licence application in Islington.

Will my property be inspected by the Council?

The council intends to inspect all HMO properties during the period of the licence to ensure compliance with licence conditions, however it does not intend to inspect every property subject to the Selective Licensing scheme.

Selective Licensing does not require the mandatory inspection of every property. Tenants who consider there are possible disrepair issues in their rented property will be able to

contact the Environmental Health Residential Team and discuss their concerns. If there are grounds for an inspection, then we will liaise with both the landlord and tenant to arrange the inspection.

What happens if licence conditions are breached?

If a licence is issued and the conditions are subsequently breached, this could lead to an unlimited fine for each breach. A Civil Penalty Notice of up to £30,000 is an alternative sanction available to the local authority. A breach of licence conditions could also lead to the revocation of the licence and unless a suitable alternative licence holder could be found, the Council may take over the management of the property by issuing an Interim Management Order (IMO).

What will happen if I do not apply for a licence?

It is a criminal offence to operate without a licence in a designated area and could result in the landlord/owner being prosecuted. On conviction the landlord/owner could face an unlimited fine and any rent collected during the unlicensed period could be reclaimed by either the tenant or the council. A Civil Penalty Notice of up to £30,000 is an alternative sanction available to the local authority.

The local authority can also apply to the First-Tier Property Chamber for a "rent repayment order" to recoup any housing benefit the landlord has received during the unlicensed period (maximum 12 months). No offence is committed however if there is an outstanding application for a licence on record or a "temporary exemption notice" is in force.

How much would the licence cost?

The licence fee will be based on the cost of delivering the Licensing scheme over the five-year period.

Additional Licensing fees:

HMOs consisting of bedsits, bedrooms or studios:

A fee is applicable for each letting. The standard fee will be £288 per letting (accredited landlords £245).

An assisted licence application will be £352 per HMO in addition to the applicable fee.

For large scale student accommodation blocks, not accredited (ANUK/UNIPOL or equivalent) or university owned, the fee will be £33 per dwelling.

Converted flats:

The standard fee will be £703 per building/block (£597 for accredited landlords).

An assisted licence application will be £181 in addition to the applicable fee.

Selective Licensing fees:

For a house, a self-contained flat or non-self-contained flat the total licence fee will be £500 (accredited landlords £425). An assisted licence application will be £167 in addition to the applicable fee.

Why is the licence fee split into two parts?

The law allows for the council to recover the full costs of the administration and enforcement of the schemes. However, recent case law has stated that the fee for an application should only cover the cost of dealing with the application and issuing of the licence. The second part of the fee, for enforcing the scheme, only becomes payable once a decision has been made to issue the licence. We will require full payment of the first part of the fee with the application.

Is VAT payable on the licence fee?

No, VAT is not payable on licence fees.

Who is responsible for paying the licence fee?

The licence holder will be responsible for paying the licence fee for each property.

Is the council using licensing fees to raise money?

The council is not permitted to obtain financial gain from the fees paid through the licensing process. The fee charged will cover the costs associated with running the Licensing Schemes.

Licensing will assist Islington Council in developing and maintaining a landlord's register. This will make it much easier to identify who is responsible for a particular property. In turn, this will enable us to provide guidance and assistance to landlords and managing agents in meeting their responsibilities, particularly in relation to any anti-social behaviour caused by their tenants.

It is expected that over the five years of the schemes, there will be an improvement in living conditions and rental standards for private tenants.

Won't the licence fees be a disincentive for landlords and drive them out of the rental market?

The proposed fee for a licence is affordable. We believe that irresponsible landlords who do not keep their properties in good condition and do not manage them properly might decide to sell in order to avoid licensing. This will however, open up their properties to people that will manage them well. Licensing will improve the image of the sector as a whole and will help encourage responsible landlords to invest in Islington.

Will the fees just be passed on to tenants through rent increases?

For an Additional Licence the cost will be £1,152 for a five-year licence for a typical four letting property and for a Selective Licence for a single family home it will be £500. This equates to £4.43 and £1.92 per week respectively for each licence. We anticipate that this cost can be easily absorbed as part of the business model for landlords. Rents are generally market driven and do not tend to be influenced by licensing costs. Local housing market areas tend to cross borough boundaries and several of Islington's neighbours have already

introduced discretionary licensing schemes and although the likelihood is low, any impact of such schemes on rent costs is likely to have already impacted Islington.

How long will the licence last?

It is proposed that the licences would run for a maximum of five years. The council will make a designation on a date to be determined after the consultation concludes. The designation will state that the schemes will commence three months later.

In order to demonstrate that the Council distinguishes landlords that comply with the relevant legislation from those that don't, it is proposed that, those that submit their complete application within three months of the council's declaration and if the property is not being poorly managed, will be licensed for five years. Those that fail to do so without good reason, or are poorly managed will be initially licenced for one year.

Following expiry of a licence and should an Additional or Selective Licensing scheme still continue to be in operation, a decision will be made on the standard of management of the property and the property relicensed accordingly for another year or five years. All licences continue for the term granted even when this extends beyond the life of the scheme.

All licences continue for the term granted even when this extends beyond the life of the scheme.

What standards or conditions will apply to a licence?

In the UK, the law on housing quality focuses on making sure people's homes are not hazardous to their health or safety. There are certain [rights and responsibilities](#) relating to the renting out of private property for living accommodation.

In addition there are [statutory management standards](#) that apply to houses in multiple occupation.

Licence conditions

There would be specific conditions attached to each licence issued which would relate to the management of the property. Several of the conditions would be mandatory, imposed by the Housing Act, which would include (but not be limited to):

- A gas safety certificate to be provided to the council annually – if there is a gas supply
- Electrical appliances and furniture supplied by the landlord must be kept safe
- Smoke alarms to be installed in the property and maintained
- A tenancy agreement needs to be in place
- The licence holder to have references from prospective tenants.

In addition to mandatory conditions the council may attach local discretionary conditions. Proposed additional conditions will include (but not limited to):

- Make suitable arrangements for completing routine repairs and maintenance;
- Undertake an energy efficiency assessment if required;
- Limit occupation of the property to the numbers of persons and households specified in the licence;

- Provide adequate security to the property;
- Maintain external areas;
- Make suitable arrangements for refuse and waste;
- Appropriately manage anti-social behaviour, should it ever originate from their property;
- Ensure that anyone involved with managing the property is a 'fit and proper person';

Full details of the proposed conditions for both schemes can be found at www.islington.gov.uk/licensingconsultation

These licence conditions would be monitored by the council to ensure that they were being complied with and we would be able to offer support and guidance to licence holders on how to comply with the conditions.

In addition, tenants would be able to report issues to the council and we would then be able to request that the licence holder carries out relevant remedial works.

Aren't these conditions overly burdensome for landlords?

Many of the conditions are already mandatory for landlords and others we consider to be best practice in property management.

Why are your proposed room size standards for HMOs higher than the Governments minimum room size standards?

After considering the typical local housing stock in Islington we are proposing standards higher than the governments minimum room size standards. Any room sizes below our standards would usually suggest some illegal sub-division of larger rooms. Our proposed room size standards reflect the need for increased bedroom space where there is no living room and the need for enough space for essential furniture.

What happens if a landlord breaches the licence conditions?

Initially they will be supported, and given advice on how to comply with the conditions, a plan and time-frame for doing so. If there are continued or serious breaches, they could be prosecuted with unlimited fines for each condition breach or a civil penalty could be imposed.

What will the council do to support landlords under its proposed schemes?

The council intends to enhance its good working relationship with responsible private sector landlords as part of the proposed licensing schemes.

Specific support measures will include:

A reduced licensing fee for properties where the landlord is accredited by the Accreditation and Training for Landlords and Agents Scheme (ATLAS) formerly London Landlord Accreditation Scheme (LLAS)

A five-year licence for applications received 3 months prior to the scheme's commencement date

Support will be provided to landlords in relation to the licence standards

Opportunity to attend Landlords' Forums

What is an accredited landlord?

Islington actively promotes the Accreditation and Training for Landlords and Agents Scheme (ATLAS) formerly London Landlord Accreditation Scheme (LLAS). This is a voluntary scheme where landlords undergo training and sign up to a Code of Conduct which requires certain standards of management and maintenance. ATLAS is a valuable scheme for engaging with well-meaning landlords. It provides support and imparts the knowledge necessary for them to run their businesses effectively, comply with the law, and provide safe, decent quality homes.

Why don't you just use existing powers to deal with bad landlords?

We already do a number of things to improve the management of private rented properties and to tackle crime and anti-social behaviour in the borough. We will continue to use all our existing powers and work closely with other agencies. However, licensing will help us take a more proactive, targeted approach. We will have a dedicated, self-financing team in place to deal with service requests and complaints.

Many of the complaints we receive relate to the management of the property, such as dumping of rubbish. Under these circumstances, we would expect the landlord or letting agent to step in and deal with the problem. More often these problems can be resolved by the landlord or agent having a word with the tenant.

What is the existing Additional Licensing scheme in Islington?

Since 1 September 2015, [all HMOs in Holloway Road and Caledonian Road have had to be licensed](#). This has included:

1. Houses and flats that are let to three or more people who are not all members of the same family, for example where three or more friends are sharing. The landlord or managing agent is responsible for licensing the property.
2. Buildings converted into self-contained flats to a lower standard than was required by the 1991 Building Regulations and where less than two-thirds of the flats are owner occupied by freeholders or long leaseholders. (Section 257 HMOs). For this type of property, the freeholder(s) or block manager must make the licence application.

This scheme is in place for a period of 5 years to 31 August 2020. However, it is proposed to revoke the scheme with effect from the same date as the new borough-wide scheme starts. This will bring all relevant HMOs into scope of a single scheme, rather than having two schemes that would end at different times.

Why do you need another Additional Licensing scheme when you already have one and the mandatory licensing scheme has been extended to smaller properties?

Our research has shown that HMOs are spread right across the borough. Although there are some areas with higher concentrations than others, the problems associated with poorly managed HMOs are therefore not restricted to just one or two areas.

The mandatory licensing scheme deals with properties with five or more persons, who are not living together as a single household, whereas in Islington there are many HMOs with

three or four people. The issues connected with larger HMOs still apply to these properties. There are also very many converted flats in the borough and it is believed that a significant number of these were not converted in accordance with the Building Regulations in force at the time. Larger properties that have been converted into flats are predominant along Caledonian Road and Holloway Road, but again, this does not mean that these properties are not found elsewhere in the borough and that the concerns over non-compliant conversions still apply.

A borough-wide scheme for three or four person HMOs and Section 257 HMOs (converted flats) will require, along with the mandatory scheme, that all but exempted HMOs (see previous answer) in the borough must have a licence. This will ensure that this type of accommodation, which is often of the poorest standard, lacking in adequate fire protection and a source of detriment to the neighbourhood, is effectively controlled.

What have you learnt from the existing Additional Licensing scheme in Caledonian Road and Holloway Road?

Following designation in September 2015, an evaluation of the scheme was carried out in June 2017. Key findings of this evaluation were:

105 new landlords had gained accreditation.

Of those submitting applications, 54% of the properties deemed to be the highest risk were found to require further formal action to mitigate hazards or improve management.

74% of properties inspected resulted in improvements being carried out.

46% of properties inspected required works conditions applied to their licence.

10% of properties inspected were found to be poorly managed.

269 licence applications had been received (to end of September 2018)

265 HMOs had been inspected (to end of September 2018)

A total of 95 hazards (65 Category 1 hazards) have been mitigated (to end of September 2018)

Whilst the outcomes of the licensing scheme have shown there was a need for the scheme and that it has resulted in the improvement of properties and the standard of management by landlords, there are two main learning points which will be addressed by the new scheme:

- The number of applications received was fewer than the number of HMOs estimated to be in scope. It is believed the estimates of the number of properties that would require licensing prior to designation was higher than the true number of properties in scope in just those two streets. A more detailed and robust method of identifying potential HMOs has been used to support the proposed new scheme. However, a greater effort is required to publicise the scheme and also to proactively prompt landlords to apply for their licence. It is proposed that the new scheme will be resourced sufficiently to enable this.
- The paper based licensing system in place at the time was time consuming and difficult to manage. An on-line licensing system will be implemented before the new designations

are implemented, making the licensing system more efficient both for the applicant and the council.

This review highlights that we have made progress but our objectives have not been fully achieved and that additional licensing should continue in the Holloway Road & Caledonian Road area. However, this will be more effectively achieved by inclusion in a borough-wide scheme.

I already have a licence for my HMO under the Caledonian Road and Holloway Road schemes. Will it still be valid when the borough-wide scheme comes into operation?

To ensure that licence holders are not penalised through the scheme ending sooner than anticipated current licences will be transferred across to the new scheme with the existing expiry dates unchanged. At the time of expiry, landlords will need to apply for a new licence.

Why is Selective Licensing being proposed for the Finsbury Park Ward?

This ward has a high level of privately rented properties, whilst at the same time having higher than average levels of poor property conditions and also above average levels in the categories of ASB, crime and deprivation. A high percentage of privately rented properties in this ward means we can have the biggest impact through a Selective Licensing scheme.

Will all properties in Finsbury Park Ward have to be licensed?

The following properties/circumstances do not require a licence:

- Owner occupiers
- Homes let to council tenants
- Those places specifically excluded from the legislation such as care homes
- Student halls of residence directly managed by educational institutions
- HMOs that require licensing a Mandatory HMO Licence
- Homes subject to prohibition orders
- Homes with lodgers

Full details of exemptions are set out in [The Selective Licensing of Houses \(Specified Exemptions\) \(England\) Order 2006](#)

What evidence do you have that Selective Licensing will help?

In a great number of local authority areas, Selective Licensing has proved to have had a substantial impact on landlord and agent behaviour and improved their engagement and relationship with them. The evidence we have gathered shows that the selected area is above average for the criteria set out by the government as being appropriate for consideration of a scheme.

I'm a tenant of a property within the designated area for Selective Licensing. How will it affect me?

Selective Licensing requires landlords to adhere to a number of conditions as part of their licence. Officers from Islington Council plan to inspect the property to ensure it is in a

satisfactory condition and that any hazards present are appropriately addressed by your landlord. This provides you with the reassurance that checks have been done to ensure that the property is of a suitable standard and suitable for occupation.

I'm not a tenant but I do live in the area so how would it affect me?

Selective Licensing aims to ensure that privately rented properties in your area are being properly managed and will enable the council to take enforcement action against a wider range of properties, where necessary. The additional controls will assist in addressing issues such as property condition or anti-social behaviour and should result in benefits to all residents, businesses and visitors to the local area.

About this consultation

Who are you consulting with?

We will be consulting with landlords, agents, tenants, residents, local businesses, regional and national landlord associations, the police, London Fire Brigade, neighbouring local authorities and other stakeholders.

How can I find out more?

You can find out more at one of our consultation drop in sessions:

- 9 September 2019, 9.30am to 1.00pm, 222 Upper Street, Upper Street, N1 2XR
- 1 October 2019, 9.30am to 1.00pm, North Library, Manor Gardens, London N7 6JX
- 2 October 2019, 1.00pm to 5.00pm, N4 Library, 26 Blackstock Road, London N4 2DW

If you would like to find out more please visit our website or contact us at:

W: www.islington.gov.uk/licensingconsultation

E: property.licensing@islington.gov.uk

T: 020 7527 3205

Copies of the consultation document and questionnaire are also available at local libraries and 222 Upper Street.

How can I respond to this consultation? To respond to this consultation please go to: www.islington.gov.uk/licensingconsultation

When will the results of the consultation be published and where?

The consultation will close at midnight on 3 November 2019 and the results will be collated and published on Islington's website when ready for presenting to Cabinet.

Who makes the decision to approve the scheme and if the decision is to go ahead, what's the earliest it could start?

The responses from the consultation will be reviewed by elected members of Islington Council and a decision will then be made to either accept or reject the scheme.

If the decision is to go ahead with the scheme, then the earliest it could be expected to start, is March 2020.

Who can I contact if I have any queries about this consultation?

If you have any questions that are not answered by these questions and answers, please look at the full, detailed consultation document at <http://www.islington.gov.uk/licensingconsultation>

This document contains all the evidence gathered and justification for the scheme in accordance with government guidance. If you have any further questions, please email your question to property.licensing@islington.gov.uk and we will provide a response.