


London Borough of Hammersmith & Fulham CABINET 2 NOVEMBER 2015		
CONSULTATION ON PROPOSALS TO IMPROVE THE PRIVATE RENTED SECTOR		
Report of the Cabinet Member for Housing (Councillor Lisa Homan) and the Cabinet Member for Environment, Transport and Residents Services (Councillor Wesley Harcourt)		
Open Report		
Classification - For Decision		
Key Decision: Yes		
Wards Affected: All		
Accountable Director: Nicholas Austin, Director for Environmental Health		
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1. EXECUTIVE SUMMARY

- 1.1. The Council wants to achieve better outcomes for our residents in the private rented sector, which now accounts for a third of the housing stock in the Borough. There are a number of responses the Council is considering to improve the standard and safety of private rented housing and address anti-social behaviour in what historically has been a difficult area to intervene in effectively. We want to develop ways to improve standards in this sector that are good for tenants and good for landlords.
- 1.2. This report sets out the basis for consulting on five key proposals including the introduction of additional and selective licensing, the introduction of a H&F private landlord's rental charter, the revision of minimum standards applied to Houses in Multiple Occupation and the formation of a Social

Lettings Agency to proactively raise housing standards and protect residents.

- 1.3. The proposals are revenue neutral.

2. RECOMMENDATIONS

- 2.1. To agree to consult Borough wide and cross-boundary on the proposed options.
- 2.2. To agree funding of up to £60,000 using existing capital funding for project management of consultation including the development of a cross boundary impact assessment.

3. REASONS FOR DECISION

- 3.1. The reason for the recommendation is to take steps to improve the private rented sector as set out in the Council's housing strategy and in line with the corporate priorities.

4. INTRODUCTION AND BACKGROUND

- 4.1. The private rented sector in LBHF has grown rapidly in the last ten years and now accounts for approximately 27,500 properties in the Borough, a third of the Borough's housing. It is likely that this trend is to continue leading to the private rented sector becoming the dominant housing provider.
- 4.2. There is a variety of property and landlords: ex Right-to-Buy council homes sold to investors; private landlords with a small to medium portfolio; "accidental" landlords who have one or more homes owned for investment or family reasons; and buy-to-let landlords (sometimes from overseas) who have bought homes in new developments.
- 4.3. A notable proportion of private rented sector accommodation is provided by Houses in Multiple Occupation (HMO). The definition of an HMO in the Housing Act 2004 is a property rented out by at least three people who are not from a single 'household' but share facilities like the bathroom and kitchen. The current mandatory licensing scheme in operation in the borough applies only to larger properties that have five or more sharers and three or more stories.
- 4.4. HMOs provide a valuable source of accommodation, however they also account for the largest proportion of reported hazardous defects annually to the private housing team. HMOs also tend to be at greater risk from poor management, fire safety issues, damp, poor ventilation and inadequate heating.
- 4.5. The increased demand and competition from tenants to find accommodation that is in short supply means that there is little market

driven incentive for poor landlords to maintain minimum safe housing standards.

- 4.6. It is reported that one in three private rented properties are 'non-decent' according to official measures. But this can obscure the harsh reality of what non-decency means: one in six privately rented homes (16 per cent) is considered physically unsafe according to a recent Citizen's advice report.
- 4.7. A Citizens Advice Report (A Nation of Renters, How England moved from secure family homes towards rundown rentals) reports that whilst nationally, in 2004 the most common household type renting were young single persons, in 2014 it was couples with children. This changing demographic is of key concern to the council, which is committed to reducing the effects of child poverty.
- 4.8. We intend to develop ways to improve standards in this sector in ways that are good for tenants and good for landlords.

5. PROPOSAL AND ISSUES

- 5.1. The Council wants to achieve better outcomes for our residents and landlords in the private rented sector. To improve the standard and safety of private rented housing the Council's Housing Strategy: 'Delivering the change we need', adopted in May 2015 following a full consultation, sets out the following key actions:

The Council will:

- Take steps to improve the Private Rented Sector
 - Investigate the advantages and disadvantages of licensing schemes within the Borough
 - Formulate an 'H&F Private Landlords' Charter which will include reference to conditions and standards in the private rented sector.
- 5.2. Seventy-six percent of those who responded to the housing strategy consultation agreed with the private rented sector actions.
 - 5.3. The Economic Regeneration, Housing and the Arts Policy and Accountability Committee formally resolved to support the proposals for improving private rented housing in the borough and asked the Cabinet to bring forward detailed plans for their implementation.

Stock condition private rented sector

- 5.4. The Council has encouraged the improvement of the private rented sector through enforcement, mandatory licensing of large HMOs and the promotion of landlord accreditation. Despite continuing work, last year (2014/2015) the private housing team received 903 requests from residents about defects within their rented accommodation; a 46% increase on the previous year.

- 5.5. The majority of defects were remedied as a result of the Council's intervention. Formal enforcement action was required in 87 properties where Category 1 Hazards (the most serious: e.g. fire, electrical and gas safety) were identified, 43 of which were due to excess cold (inadequate insulation and heating). The council is duty bound to take enforcement action where a Category 1 hazard exists; the enforcement of Category 2 hazards is discretionary and policy based.
- 5.6. A large proportion (over 40%) of the Borough's anti-social behaviour emanates from a small proportion (20%) of the Borough's private rented housing stock. Anti-social behaviour of concern includes noise nuisance and issues with rubbish collection and storage..
- 5.7. There are currently 284 licensed House's in Multiple Occupation (HMOs with 3 or more stories with 5 or more households) within the Borough providing homes to at least 1,400 residents. Last year, April 2014 to March 2015, private housing licensed 30 HMOs providing a total of 279 habitable rooms.
- 5.8. Despite reduced budgets in the public sector the Council has recently committed to fund two additional officers from existing identified resources. The officers will tackle unlicensed HMOs that require mandatory licensing and inspection but are currently operating outside the law. In addition, they will locate and identify HMOs that though not licensable require improvement to comply with legislation to make them safe habitable accommodation.

Licensing schemes and improving the private rented sector

- 5.9. Despite the increase in resources enforcement relies predominantly on tenant complaints. Evidence suggests that retaliatory eviction occurs following complaints about conditions, and that some tenants are therefore frightened to complain for fear of repercussions, even with the recently introduced laws under the Deregulation Act 2015 affording a degree of protection.
- 5.10. Reactive enforcement in response to resident complaints is insufficient on its own to deliver widespread improvement of the private rented sector. A more proactive and wider approach is needed and Licensing removes the need for a complaint for conditions to be addressed.
- 5.11. The introduction of licensing schemes would help the council to work with landlords to ensure homes are safe and well managed through a set of minimum standard conditions. This approach would shift the reliance away from using resident complaints to identify problems.
- 5.12. Many London Boroughs subject to the same housing issues have introduced licensing schemes to improve the sector. Notably Newham Council has led on a Borough wide scheme, with other Boroughs including Camden and Croydon following suit. In addition Brent, Haringey, Hillingdon, Barking and Dagenham and Hounslow operate a range of different schemes to meet their needs (see Appendix 1).

- 5.13. Under the Housing Act 2004 the Council can introduce other non-mandatory licensing schemes within its area; either Additional and/or Selective licensing.

Additional Licensing

- 5.14. Additional licensing can be introduced where poor landlord management can be demonstrated. An additional licensing scheme for houses in multiple occupation (HMOs) would require landlords who let a HMO property that meets a criteria to be determined by the council, which falls outside of the mandatory licensing scheme (3 or more storey and at least 5 households) that is occupied by three or more non-related occupiers that share some basic facilities (such as a kitchen) to have a licence.
- 5.15. Licensed HMOs must be inspected by a private housing officer within the period of the licence, which can be a maximum of five years. A guaranteed inspection provides greater confidence that hazardous defects will be proactively identified and remedied by landlords.

Selective Licensing

- 5.16. Selective licensing can be introduced if anti-social behaviour is identified as a 'significant' and 'persistent' problem. A *selective licensing scheme* would require landlords who let residential accommodation that falls outside of the mandatory and additional HMO definition to have a licence.
- 5.17. In March 2015 the Housing Minister introduces a requirement that local authorities will not be able to apply selective licensing to more than 20% of their geographical area or exceed 20% of the private rented sector unless approved by the Secretary of State.

Licensing Fees

- 5.18. The introduction of any scheme would need to operate on a cost neutral basis to the Council.
- 5.19. A fee would be charged for a licence that has been calculated on the basis of the anticipated scheme costs. The fee would cover the costs running and enforcement of the licensing scheme.
- 5.20. The proposed fees are set out in Section 6, Options 1 and 2.

H&F Landlord's Rental Charter

- 5.21. In London the main accreditation provider is the London Landlord Accreditation Scheme (LLAS) run by Camden as not for profit organisation, which awards accreditation to reputable landlords who undergo training and comply with a code of conduct.
- 5.22. The London Borough of Hammersmith & Fulham supports the LLAS. However, to date only 350 Hammersmith & Fulham landlords have signed up to the scheme, which represents a small fraction of the private rented sector market.
- 5.23. The Council is committed to introducing its own landlord charter that reflects local needs and widens the participation of landlords in improving the private rented sector.

HMO Standards

- 5.24. Minimum national standards for Houses in Multiple Occupation (HMOs) are prescribed in regulations under the Housing Act 2004. These relate to provision of bathrooms, WCs, kitchens, fire safety and heating within HMOs.
- 5.25. Under Section 65 of the Housing Act 2004, more detailed local HMO standards can be set to reflect local housing conditions, provided they do not fall below the national minimum standards.
- 5.26. The Council adopted its own minimum HMO standards in 2006. However, to reflect the increase in the private rented sector and to drive forward improvement these standards need revision to ensure that HMOs provide a good level of suitable accommodation and facilities.

Social Lettings Agency

- 5.27. A number of Local Authorities are considering the introduction of a Social Lettings Agency to bring together landlords and tenants in the local private rented sector. In the case of Hammersmith & Fulham the introduction of such a scheme would focus initially on applicants for housing and others seeking housing advice and assistance that the local authority would normally look to help place in the private sector.
- 5.28. For prospective tenants this could assist them to find access to accommodation which they would otherwise find difficult. For landlords, it could provide a steady flow of tenants at fee or commission rates which are not necessarily based on commercial rates. For the local authority the service could help prevent homelessness and support the maintenance by landlords of high standards of accommodation.

6. OPTIONS

Consultation Proposal 1: Introduction of Additional Licensing

- 6.1. A significant proportion of the complaints received from residents by the Council relate to defects such as inadequate heating, damp and deficient fire safety measures owing to poor management by landlords.
- 6.2. It is proposed to consult on the introduction of additional licensing across the whole Borough in order to protect families, children and individuals living in accommodation with shared facilities and raise overall standards.
- 6.3. The definition of a HMO in the Housing Act 2004 is a house or flat occupied by three or more people who form more than one household. The definition of HMO includes:
 - Buildings that consist of bedsit rooms where at least some of the facilities are shared (kitchen or bathroom)
 - Buildings with multiple units of accommodation that all have their own exclusive facilities but which are not self-contained
 - Buildings which contain a mixture of the above types of accommodation
 - Shared houses

- Buildings converted into self-contained flats that don't comply with the Building Regulations 1991 and where less than two thirds of the flats are owner-occupied are known as section 257 HMOs (applicable in the proposed scheme to only those properties where half or more of the units are let and only those parts under the control of the proposed licensee or freeholder).
- 6.4. To identify potential HMOs within the Borough analysis has been undertaken through statistical modelling using a number of council data sets. Officers have inspected a sample set of properties to verify the data which appears to be both accurate and robust. It is estimated that there are potentially between 3,000 and 4,000 HMOs in the Borough.
 - 6.5. The proposed associated fee for additional licensing consists of a base fee of around £500 and an additional £25 per habitable unit with a £50 discount available if signed up to the H&F Landlord's Charter. The full fee, if calculated over the licensing period of 5 years (assuming a HMO with 3 units at £575) equates to £2.21 per week. An additional fee for landlords requiring assistance with the application is also to be proposed.

Consultation Proposal 2: Introduction of Selective Licensing

- 6.6. A review of the available data confirms a link between rented properties in the private sector and anti-social behaviour.
- 6.7. There is a strong correlation between the private rented sector and anti-social behaviour at street level in a number of locations. In order to verify the accuracy of the modelling data officers inspected a sample set of properties. Streets with notable proportions of social housing have been excluded to ensure the data is not skewed.
- 6.8. A model has been developed that has arrived at a number of options to cover those private rented properties that result in high levels of anti-social behaviour (for example, noise and litter), which will deliver the best outcome in terms of improving the private rented sector. Field inspections confirmed that the modelling appears accurate and robust.
- 6.9. It is proposed to consult on the introduction of selective licensing covering a fifth of the Borough's streets. It would seek to protect families, children and single households in rented accommodation and raise overall standards.
- 6.10. The proposed option would cover over 5,000 properties accounting for 40% of the borough's anti-social behaviour. The majority of this accommodation is in streets with a mixed commercial/residential make up i.e. predominantly along major roads and adjoining streets.
- 6.11. The proposed associated fee for selective licensing is around £500 (£50 discount if signing up to the H&F Landlord's Charter. The full fee, if calculated over the licensing period of 5 years equates to £1.92 per week. An additional fee for landlords requiring assistance in the application is also proposed.

Consultation Proposal 3: Introduction H&F Landlord's Rental Charter

- 6.12. It is proposed to consult of the introduction of a 'H&F Landlords Rental Charter' that commits landlords to best practice on rents, housing standards, charges, tenants' deposit protection and security of tenure.
- 6.13. Landlords will be able to display a copy of their signed charter to demonstrate to tenants that they uphold to the principles of good management. Landlords renting a property, which requires a licence will benefit from a suggested discount of £50 per licensed property.
- 6.14. The proposal aims to be light touch and the council will not verify that landlords are upholding the principles set out in the charter. However, landlords who have signed the charter but do not uphold to the principles will have their chartered status removed if an inspecting council officer has cause to, subject to review.

Consultation Proposal 4: Revision of H&F local HMO standards

- 6.15. It is proposed to revise the local HMO standards that are used to determine whether a property is reasonably suitable for occupation by a certain number of persons.
- 6.16. By amending its local standards the Council ensures that accommodation is maintained above minimal national standards that do not adequately reflect the built form, size, layout and type of HMO that is typically found in our Borough.
- 6.17. New local standards will provide information for landlords on what is required of them to comply with the law. This will include the management, safety, facilities and living space for the occupiers.
- 6.18. The main proposed changes to the HMO standards are: -
 - To separate the previous HMO standards into three categories of property type, as follows:
 - HMOs comprising bedsit/studio rooms
 - Flats in multiple occupation and shared houses
 - Hostels/staff/vocational accommodation
 - To include studio type accommodation (i.e. where all facilities are provided within the main room) within the standards.
 - To require improved standards and guidance to reflect the main hazards in the Housing Health and Safety Rating System such as fire safety and excess cold.

Consultation Proposal 5: Formation of a Social Lettings Agency

- 6.19. It is proposed to consult on the formation of a Social Lettings Agency managed by the Council to better represent and advise its residents.
- 6.20. The views of landlords and residents will be sought on the introduction of such a scheme, tenancy fees and commission rates.

7. CONSULTATION

- 7.1. The consultation will seek the views of residents and landlords, both in the affected areas and neighbouring wards and Boroughs, on the proposed introduction of licensing schemes.
- 7.2. The consultation will run for a minimum of 12 weeks to ensure that sufficient opportunity is given for feedback.
- 7.3. It is proposed that the consultation will be managed by an external consultancy that is experienced in running such initiatives and will include extensive publicity and the development of a cross boundary impact assessment.
- 7.4. It is proposed to commence consultation in early to mid-2016 following their appointment.

8. EQUALITY IMPLICATIONS

- 8.1. An Initial Screening Equality Impact Analysis has been undertaken and shows positive advantages to particular groups of person from the proposals.
- 8.2. The key groups that will be affected by the proposals are private rented sector tenants within the designated areas and landlords who will be required to purchase a license.
- 8.3. Licensing seeks to target poor housing that is below a standard considered to be safe or fit for habitation as defined under the Housing Act 2004. Such housing is often inhabited by persons and families who are on low incomes and potentially vulnerable. The introduction of licensing is envisaged to have a positive impact on equalities.
- 8.4. A full equalities impact assessment will be undertaken following the consultation feedback and the development of recommended proposals.

9. LEGAL IMPLICATIONS

- 9.1. Under the Housing Act 2004 ("the Act"), Local Authorities can adopt their own licensing scheme in addition to the mandatory regime. This additional licensing scheme is achieved by making a designation, and the power can be restricted to certain areas or to particular categories of HMO. Under section 57 of the Housing Act 2004 the Local Authority must ensure that any exercise of their power to require additional licensing is consistent with their overall housing strategy. The Authority must also adopt a co-ordinated approach in dealing with the overlapping issues of homelessness, empty properties and anti-social behaviour in the private sector.
- 9.2. The Authority must not make a designation unless it has, first, considered whether there are any other courses of action available to the Authority

that might provide an effective method of dealing with the problems associated with HMO's that are exempt from the mandatory regime. Secondly, the Authority must have considered that making the designation will significantly assist the Authority to deal with the problems associated with HMO's that are exempt from the mandatory regime.

- 9.3. To make a designation, under s.56(2) of the Act the authority must consider that a significant proportion of the HMOs which will be subject to the scheme are being managed so ineffectively as to give rise, or to be likely to give rise, to problems either for the occupiers of the HMOs or for members of the public. Before making a designation, under s.56(3), the authority must take reasonable steps to consult persons who are likely to be affected by it, and must consider any representations made in response.
- 9.4. Section 80 of the Act gives powers to Local Authorities to designate areas, or the whole of the area within their district, as subject to selective licensing in respect of privately rented accommodation, provided certain conditions are met. The second set of general conditions are—
 - (a) that the area is experiencing a significant and persistent problem caused by anti-social behaviour;
 - (b) that some or all of the private sector landlords who have let premises in the area (whether under leases or licences) are failing to take action to combat the problem that it would be appropriate for them to take; and
 - (c) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, lead to a reduction in, or the elimination of, the problem.
- 9.5. THE SELECTIVE LICENSING OF HOUSES (ADDITIONAL CONDITIONS) (ENGLAND) ORDER 2015 (SI 2015 No. 977) sets out that an area can also be designated as subject to selective licensing if the area contains a high proportion of properties in the private rented sector, in relation to the total housing accommodation in that area, and these properties are occupied under assured tenancies or licences to occupy. Further, it requires that one or more of the four additional sets of conditions must be satisfied. These relate to poor property conditions, current or recent experience of large amounts of inward migration, areas which have a high level of deprivation, or areas which have high levels of crime. The Order therefore broadens the criteria by which a local authority can designate an area as subject to selective licensing.
- 9.6. Under S81 the authority must ensure that any exercise of the power is consistent with the authority's overall housing strategy.
- 9.7. Under the Housing Act the consultation must be no less than 10 weeks. In addition it must meet the conditions as set out in the case of R (Regas) v LB Enfield [2014] EWHC and ensure that potential landlords in neighbouring Boroughs who are likely to be affected outside the designated area are also consulted.
- 9.8. A designation must be confirmed by the Secretary of State, and this confirmation may be by way of the 2015 general approval above for

schemes of certain types, as is the case with the London Borough of Hammersmith and Fulham proposed scheme.

- 9.9. Under the Act a designation may last for a maximum of five years. The authority must periodically review its operation and may revoke it if they consider it appropriate to do so. If a designation is revoked, the authority must comply with certain prescribed publicity requirements.
- 9.10. The Legal position in respect of licensing fees obtained through additional licensing has now been clarified by the recent Supreme Court judgement in R (on the application of Hemming (t/a/ Simply Pleasure Ltd and others) v. Westminster City Council [2015] UKSC 25. In his judgement, Lord Mance confirmed as lawful applications for licenses made on terms that the applicant must pay;
 - i. On making the application, the costs of the authorisation procedures and formalities, and
 - ii. On the application being successful, a further fee to cover the costs of the running and enforcement of the licensing scheme.
- 9.11. Section 87(7) of the Housing Act 2004 provides that when fixing fees all costs incurred by the Council in carrying out their functions in respect of the selective licensing scheme can be included in the fee. Those elements of the fee that cover the costs of the running and enforcement of the licensing scheme are only payable on the application being successful.
- 9.12. The fee process reflects this structure, and would therefore be in line with the requirements as set out in the Provision of Services Regulations 2009 which gives effect to Directive 2006/123/EC on services in the internal market.

Implications verified/completed by: Tazafar Asghar, Barrister, For the Director of Law 020 8753 2724

10. FINANCIAL AND RESOURCES IMPLICATIONS

- 10.1. The consultation will be required to be project managed using an external independent company. It is estimated that the coordination of the consultation both within and immediately outside the Borough will cost in the region of £60,000, including media costs. It is proposed to fund the process through the release of capital funds from private housing resources.
- 10.2. There is an unrestricted capital grant which relates to the London Landlord's accreditation scheme in the balance sheet totalling £174,480. This was provided to Hammersmith and Fulham to renovate Private Housing and bring it back into use in the private sector. There are insufficient funds in the revenue budget to finance consultants and permission is requested to draw down part of the capital grant to fund this initiative.

- 10.3. As the exact level of income from fees should a scheme be adopted will depend on the number of actual properties meeting the selective licence criteria, the number HMO properties, number of units within the HMOs and the number of discounts granted, all of which are not yet known, it is not possible to accurately predict the exact level of income that will be received from fees for the scheme.
- 10.4. The lower number of properties estimated by the research carried out is 5,000 properties. It is recommended that a 20% margin of error is used based on the known number of mandatory HMOs that are currently licensed against the estimated number still to be formally licensed and therefore the figure of 4,000 should be used. If the average fee paid for each HMO is £575 and each selective licence is £500 the total income received would be £ 5 million, assuming take up of early adopter concession. This would mean that the resources to fund any administration costs associated with running the scheme would be between £1.3 million to £812,000 per annum for each of the five years of the scheme. It is proposed to consult on the basis of these figures, which are in line with other Boroughs operating similar schemes.
- 10.5. All expenditure associated with administration of the scheme will need to be funded from the fee income received. In order to ensure that all appropriate costs are met from fee income an annual budget will need to be set based on the latest income forecast.
- 10.6. Income will not be constant throughout the five years and most likely the greater proportion will be received in year 1. The funds will need to carry over the five year license period to ensure that the administration and enforcement costs are met.
- 10.7. The level of income received from fees must be monitored closely and expenditure plans altered accordingly to ensure the scheme covers its administration costs.
- 10.8. The proposals are revenue neutral.

Implications verified/completed by: Gary Hannaway, Head of Finance (TTS), 020 8753 6071

11. IMPLICATIONS FOR BUSINESS

- 11.1. The Council sees this as an opportunity for landlords to sustain and grow their businesses by creating a level playing field where irresponsible landlords who flout their legal responsibilities are required to up their game to comply.
- 11.2. Good landlords will gain from the improved local environment from improving management standards to tackle anti-social behaviour. By knowing who is responsible in the first instance for dealing with problems associated with the premises, will improve the quality of life for local residents and the local area.
- 11.3. Licensing allows a strategic approach to raising the standard in a larger number of properties without the need for enforcement, except in those

cases where landlords do not comply or do not come forward to license. For landlords, it will create a level playing field and allow peace of mind through knowing that their property meets minimum standards.

- 11.4. For small scale landlords (The National Landlords' Association 2014 research shows that 70% of landlords are 'part time' and do not make their main income through being a landlord), some of whom are 'accidental' landlords, it will ensure that they are aware of their responsibilities and property standards.
- 11.5. The scheme will provide an overview of the private rented sector stock, and contact details for landlords. As well as being able to better plan sector policy, it will enable the council to support landlords in ensuring their properties are good quality homes. For example landlords will have better access to private sector housing advice and Council tenants in need of homes.

12. RISK MANAGEMENT

- 12.1 No strategic risk assessment issues.

Implications verified/completed by: Michael Sloniowski, Shared Services Risk Manager, 02087532587

13. PROCUREMENT AND IT STRATEGY IMPLICATIONS

- 13.1 The appointment of a consultant will be undertaken in line with council policy. There are no procurement related matters contained in the recommendations. The appointment of a consultant will be undertaken in line with the Council's Contract Standing Orders.

Implications verified/completed by: Alan Parry, Interim Head of Procurement (Job-share). Telephone 020 8753 2581

LOCAL GOVERNMENT ACT 2000

LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
	None		

Appendix 1 – Licensing Schemes other London councils

Borough	Additional licensing scheme?	Selective licensing scheme?	Date Introduced	Fees	Comments
K&C	No	No	N/A	N/A	Looked at Additional in past no plans at present (Feb 14)
Westminster	N/A	N/A	N/A	N/A	Potential for review
Camden	Yes [Borough]	No	Jun 2015	£450 (+£30 per bedroom) made up of 2 parts	
Islington	Yes [partial 2 roads]	No	from September 2015	£260 per room	To be introduced from Sept 2015
Hackney	No	No	N/A	N/A	Borough is looking at licensing options currently. Paper February 2015
Haringey	Yes (part)	No	December 2013	£208 per bedroom,	Two areas now covered by Additional schemes; Article 4 Direction in place
T. Hamlets	No	Consulting			Decision taken to consult on introduction of Selective scheme in 7 areas
Lambeth	No	No			Nothing planned (on review of website)
Southwark	Yes	Yes	November 2015	£500 [selective] £250 per bedroom [additional]	To be introduced
Lewisham	Consulting	No		Proposed £500	Currently consulting on additional licensing
Newham	Yes	Yes	January 2013	£500 [selective] £850 [additional]	Article 4 Direction also in place
Wandsworth	No	No			Nothing planned (on review of website)

Borough	Additional licensing scheme?	Selective licensing scheme?	Date Introduced	Fees	Comments
Hillingdon	Yes (part)	No	November 2015	£980 additional license	Selective licensing not considered appropriate for Borough
Harrow	Yes	Yes, Edgware ward only		proposed £550 for selective	Additional scheme in place since 2010. Consultation commenced to continue additional licensing
Brent	Yes	s (4 wards)	January 2015	£540 +£25 per room [additional] £340 {selective} £300 extra if they have to find the property rather than the landlord come forward voluntarily	Borough-wide Additional scheme to be introduced January 2015; Council considering Selective scheme for parts of the Borough
Ealing	Yes (part)	No			Additional licensing in six Wards in Borough; due to examine the feasibility of a Selective scheme
Hounslow	Yes	No		£1069 [discount available]	In June 2014 Additional scheme was rolled out Borough-wide
Enfield	No	No		£500	Under review – following Judicial Review

Borough	Additional licensing scheme?	Selective licensing scheme?	Date Introduced	Fees	Comments
W. Forest	No	Yes	April 2015	£500	Borough-wide Selective scheme being introduced April 15
Barking & Dagenham	Yes	Yes		£500 [selective] £714 to £852 [additional]	Additional and Selective schemes introduced Borough-wide September 14
Croydon	Yes	No	2010 [Additional] October 2015 [selective]	£750 [Selective] £350 Early Bird	Borough-wide Additional scheme introduced August 14
Kingston	Yes	No		£135 - £200 [storey based] per room	Introduced Borough-wide Additional scheme in 2013 (Feb 14)
Redbridge	Yes	Yes [subject to SoS approval]		£500 (both S & A) £250 [Early Bird]	June 2015 Cabinet Paper
Barnet	Consulting	No		£989	Consultation closes September 2015
Bexley	N/A	N/A	N/A	N/A	Considering alternate licensing schemes
Greenwich	N/A	N/A	N/A	N/A	Potential for review
Wandsworth	N/A	N/A	N/A	N/A	Potential for review