

ADDITIONAL HMO LICENSING DESIGNATION

The London Borough of Camden Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2025.

The London Borough of Camden in exercise of their powers under section 56 of the Housing Act 2004 ("the Act") hereby designates for additional licensing of Houses in Multiple Occupation ("HMOs") the area described in paragraph 4.

CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the London Borough of Camden Designation for an Area for Additional Licensing of Houses in Multiple Occupation 2025.
2. This designation is made on 2 July 2025 and shall come into force on 8 December 2025.
3. This designation shall cease to have effect on 8 December 2030 or earlier if the Council revokes the scheme under section 60 of the Act.

AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to the whole area of the district of the London Borough of Camden as delineated and edged black on the map at Annex A.

APPLICATION OF THE DESIGNATION

5. This designation applies to the HMOs of the description specified in Annex B within the area described in paragraph 4 unless –

(a) the building is of a description specified in Annex C (Buildings that are not HMOs for the purpose of the Act - other than Part 1. See schedule 14 of the Housing Act 2004)

(b) the HMO is subject to an Interim or Final Management Order under Part 4 of the Act

(c) the HMO is subject to a temporary exemption under section 62 of the Act; or

(d) the HMO is required to be licensed under section 55(2)(a) of the Act (mandatory licensing)¹.

EFFECT OF DESIGNATION

6. Subject to sub paragraphs 5(a) to (d) every HMO of the description specified in that paragraph in the area specified in paragraph 4 shall be required to be licensed under section 61 of the Act².

7. The London Borough of Camden Council will comply with the notification requirements contained in section 59 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act³.

¹ For the application of mandatory licensing see SI 2018/221 – The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2018

² Section 62 of the Act provides for certain temporary exemption. As to suitability see section 64. Note, if the house is not suitable to be licensed the Council must make an Interim management Order-see section 102

³ Section 232 of the Act and Paragraph 11 of SI 2006/373

8. The designation falls within a description of designations in relation to which the Secretary of State has given a general approval under section 58 of the Housing Act 2004, namely: *The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024*, which came into force on the 23 December 2024.

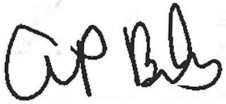
The designation is herein made by the London Borough of Camden under the power conferred by the General Approval 2024 as delegated by the London Borough of Camden Executive.

THE COMMON SEAL of the

Council of the London Borough

Of Camden was affixed to

this designation in the presence of:

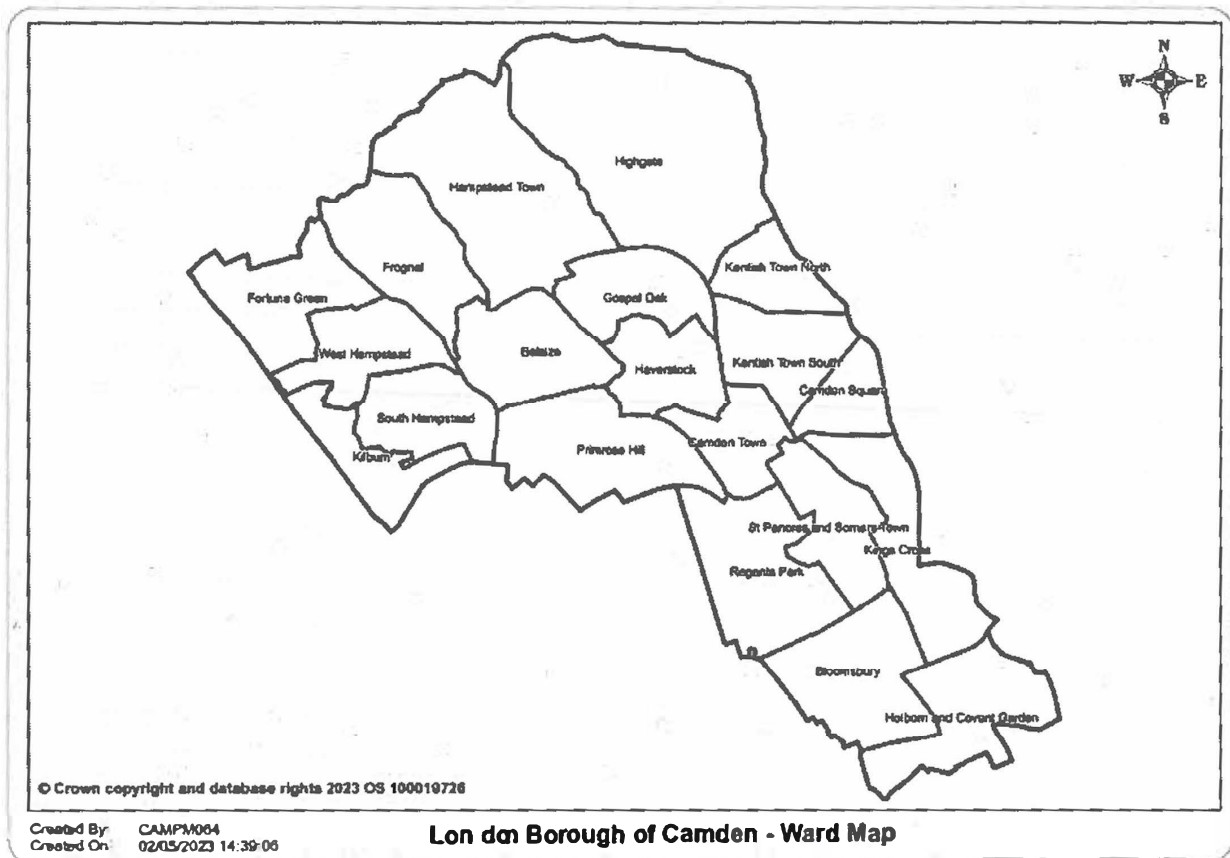


Signature
Authorised Signatory

Name of Authorised Signatory

A BROOKER

Date 2 July 2025

Annex A – Paragraph 4: Map of Designated Area

Annex B – Paragraph 5: HMOs subject to the designation

The designation applies to all HMOs as defined by section 254 of the Housing Act 2004 that are occupied by 3 or more persons comprising 2 or more households and HMO's as defined by section 257 of that Act where less than half of the flats are owner-occupied.

Section 254 and section 257 are included below for ease of reference. Section 257 (2) (b) should be read as if it says less than half of the self-contained flats are owner-occupied.

Section 254:

- (1) For the purposes of this Act a building or a part of a building is a “house in multiple occupation” if—
 - (a) it meets the conditions in subsection (2) (“the standard test”);
 - (b) it meets the conditions in subsection (3) (“the self-contained flat test”);
 - (c) it meets the conditions in subsection (4) (“the converted building test”);
 - (d) an HMO declaration is in force in respect of it under section 255; or
 - (e) it is a converted block of flats to which section 257 applies.
- (2) A building or a part of a building meets the standard test if—
 - (a) it consists of one or more units of living accommodation not consisting of a self-contained flat or flats;
 - (b) the living accommodation is occupied by persons who do not form a single household (see section 258);
 - (c) the living accommodation is occupied by those persons as their only or main residence or they are to be treated as so occupying it (see section 259);
 - (d) their occupation of the living accommodation constitutes the only use of that accommodation;
 - (e) rents are payable or other consideration is to be provided in respect of at least one of those persons' occupation of the living accommodation; and
 - (f) two or more of the households who occupy the living accommodation share one or more basic amenities or the living accommodation is lacking in one or more basic amenities.
- (3) A part of a building meets the self-contained flat test if—
 - (a) it consists of a self-contained flat; and
 - (b) paragraphs (b) to (f) of subsection (2) apply (reading references to the living accommodation concerned as references to the flat).
- (4) A building or a part of a building meets the converted building test if—
 - (a) it is a converted building;
 - (b) it contains one or more units of living accommodation that do not consist of a self-contained flat or flats (whether or not it also contains any such flat or flats);

- (c) the living accommodation is occupied by persons who do not form a single household (see section 258);
 - (d) the living accommodation is occupied by those persons as their only or main residence or they are to be treated as so occupying it (see section 259);
 - (e) their occupation of the living accommodation constitutes the only use of that accommodation; and
 - (f) rents are payable or other consideration is to be provided in respect of at least one of those persons' occupation of the living accommodation.
- (5) But for any purposes of this Act (other than those of Part 1) a building or part of a building within subsection (1) is not a house in multiple occupation if it is listed in Schedule 14.
- (6) The appropriate national authority may by regulations—
- (a) make such amendments of this section and sections 255 to 259 as the authority considers appropriate with a view to securing that any building or part of a building of a description specified in the regulations is or is not to be a house in multiple occupation for any specified purposes of this Act;
 - (b) provide for such amendments to have effect also for the purposes of definitions in other enactments that operate by reference to this Act;
 - (c) make such consequential amendments of any provision of this Act, or any other enactment, as the authority considers appropriate.
- (7) Regulations under subsection (6) may frame any description by reference to any matters or circumstances whatever.
- (8) In this section—
- “basic amenities” means—
- (a) a toilet,
 - (b) personal washing facilities, or
 - (c) cooking facilities;
- “converted building” means a building or part of a building consisting of living accommodation in which one or more units of such accommodation have been created since the building or part was constructed;
- “enactment” includes an enactment comprised in subordinate legislation (within the meaning of the Interpretation Act 1978 (c 30));
- “self-contained flat” means a separate set of premises (whether or not on the same floor)—
- (a) which forms part of a building;
 - (b) either the whole or a material part of which lies above or below some other part of the building; and
 - (c) in which all three basic amenities are available for the exclusive use of its occupants.

Section 257

(1) For the purposes of this section a “converted block of flats” means a building or part of a building which—

- (a) has been converted into, and
- (b) consists of,
self-contained flats.

(2) This section applies to a converted block of flats if—

- (a) building work undertaken in connection with the conversion did not comply with the appropriate building standards and still does not comply with them; and
- (b) less than two-thirds of the self-contained flats are owner-occupied.

(3) In subsection (2) “appropriate building standards” means—

- (a) in the case of a converted block of flats—
 - (i) on which building work was completed before 1st June 1992 or which is dealt with by regulation 20 of the Building Regulations 1991 (SI 1991/2768), and
 - (ii) which would not have been exempt under those Regulations,
building standards equivalent to those imposed, in relation to a building or part of a building to which those Regulations applied, by those Regulations as they had effect on 1st June 1992; and
- (b) in the case of any other converted block of flats, the requirements imposed at the time in relation to it by regulations under section 1 of the Building Act 1984 (c 55).

(4) For the purposes of subsection (2) a flat is “owner-occupied” if it is occupied—

- (a) by a person who has a lease of the flat which has been granted for a term of more than 21 years,
- (b) by a person who has the freehold estate in the converted block of flats, or
- (c) by a member of the household of a person within paragraph (a) or (b).

(5) The fact that this section applies to a converted block of flats (with the result that it is a house in multiple occupation under section 254(1)(e)), does not affect the status of any flat in the block as a house in multiple occupation.

(6) In this section “self-contained flat” has the same meaning as in section 254.

Annex C - Buildings which are not HMO's (schedule 14 of the Housing Act 2004)

1. (1) The following paragraphs list buildings that are not HMOs for the purpose of the Act⁴
- (2) In this schedule "building" includes part of a building

Buildings controlled or managed by public sector bodies etc⁵

2. (1) A building where the person managing or having control of it is⁶:
 - (a) a local housing authority
 - (aa) a non-profit registered provider of social housing
 - (b) a body which is registered as a social landlord under Part 1 of the Housing Act 1996
 - (c) a police and crime commissioner
 - (d) the Mayor's Office for Policing and Crime
 - (e) a fire and rescue authority, or
 - (f) a health service body within the meaning of section 9 of the National Health Service Act 2006
- (2) In 1 (e), "fire and rescue authority" means a fire and rescue authority under the Fire and Rescue Services Act 2004

2A

A building –

- (a) which is social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, and
- (b) where the person managing or having control of it is a profit-making registered provider of social housing

Buildings controlled or managed by a co-operative society⁷**2B.**

- (1) A building where
 - (a) the person managing or having control of it is a co-operative society whose rules are such as to secure that each of the conditions set out in sub- paragraph (2) is met, and
 - (b) no person who occupies premises in the building does so by virtue of an assured tenancy, a secure tenancy or a protected tenancy⁸.
- (2) The conditions are--
 - (a) that membership of the society is restricted to persons who are occupiers or prospective occupiers of buildings managed or controlled by the society,

⁴ Schedule 14 of the Act and SI 2006/373

⁵ Paragraph 2 of schedule 14

⁶ For the definition of "person managing" and "person having control" see section 263 of the Act

⁷ Paragraph 2B of Schedule 14

⁸ "assured tenancy has the same meaning as in Part 1 of the Housing Act 1988; "protected tenancy" has the same meaning as in the Rent Act 1977; "secure tenancy has the same meaning as in Part 4 of the Housing Act 1985.

(b) that all management decisions of the society are made by the members (or a specified quorum of members) at a general meeting which all members are entitled to, and invited to, attend,

(c) that each member has equal voting rights at such a meeting, and

(d) that, if a person occupies premises in the building and is not a member, that person is an occupier of the premises only as a result of sharing occupation of them with a member at the member's invitation.

(3) For these purposes of sub-paragraph (1) "co-operative society" means a body that –

(a) is registered as a co-operative society under the 2014 Act⁹ or is a pre-commencement society (within the meaning of that Act) that meets the condition in section 2(2)(a)(i) of that Act, and
(b) is neither –

- (i) a non-profit registered provider of social housing, nor
- (ii) registered as a social landlord under Part 1 of the Housing Act 1996.

Buildings regulated otherwise than under this Act¹⁰

3. Any building whose occupation is regulated otherwise than by or under this Act and which is of a description specified for the purposes of this paragraph in regulations made by the appropriate national authority.

Buildings occupied by students¹¹

4.

(1) Any building –

(a) which is occupied solely or principally by persons who occupy it for the purpose of undertaking a full-time course of further or higher education at a specified educational establishment or at an educational establishment of a specified description, and

(b) where the person managing or having control of it is the educational establishment¹² in question or a specified person or a person of a specified description.

(2) In sub-paragraph (1) specified means specified for the purposes of this paragraph in regulations made by the appropriate national authority.

(3) Sub-paragraph (4) applies in connection with any decision by the appropriate national authority as to whether to make, or revoke, any regulations specifying–

(a) a particular educational establishment, or

(c) a particular description of educational establishments

(4) The appropriate national authority may have regard to the extent to which, in its opinion–

(a) the management by or on behalf of the establishment in question of any building or buildings occupied for connected educational purposes is in conformity with any code of practice for the time being approved under section 233¹³ which appears to the authority to be relevant, or

⁹ "the 2014 Act" means the Co-operative and Community Benefit Societies Act 2014

¹⁰ Paragraph 3 of Schedule 14

¹¹ Paragraph 4 of Schedule 14

¹² Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2019/904

¹³ Student Accommodation (Codes of Management Practice and Specified Educational Establishments) (England) Regulations 2024

(b) the management of such buildings by or on behalf of establishments of the description in question is in general in conformity with any such code of practice,

as the case may be.

- (5) In sub – paragraph (4) “occupied for connected educational purposes” in relation to a building managed by or on behalf of an educational establishment, means occupied solely or principally by persons who occupy it for the purpose of undertaking a full-time course of further or higher education at the establishment.

Buildings occupied by religious communities¹⁴

5.

- (1) Any building which is occupied principally for the purposes of a religious community whose principle occupation is prayer, contemplation, education or the relief of suffering.
- (2) This paragraph does not apply in the case of a converted block of flats to which section 257 applies.

Buildings occupied by owners¹⁵

6.

- (1) Any building which is occupied only by persons within the following paragraphs –
- (a) one or more persons who have, whether in the whole or any part of it, either the freehold estate or a leasehold interest granted for a term of more than 21 years;
- (b) any member of the household¹⁶ of such a person or persons;
- (c) no more than such number of other persons as is specified for the purposes of this paragraph in regulations made by the appropriate national authority.
- (2) This paragraph does not apply in the case of a converted block of flats to which section 257 applies, except for the purpose of determining the status of any flat within the block.

Buildings occupied by two persons¹⁷

7. Any building which is only occupied by two persons who form two households

¹⁴ Paragraph 5 of Schedule 14

¹⁵ Paragraph 6 of Schedule 14

¹⁶ For the definition of “household” see section 258 (2) and paragraphs 3 and 4 of SI 373/2006 Paragraph 6 of Schedule 14

¹⁷ Paragraph 7 of Schedule 14