



PUBLIC NOTICE

Notice of Designation of an Area for Additional Licensing

The London Borough of Brent Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2026.

This notice is published in accordance with Sections 56 to 60 of the Housing Act 2004 and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006.

Notice is hereby given that, on the 13 October 2025, the Cabinet of the London Borough of Brent Council confirmed the Designation will come into force on 02 February 2026.

1. On 13 October 2025, in the exercise of its powers under section 56 of the Housing Act 2004 (“the 2004 Act”), the London Borough of Brent (“the Council”) of Brent Civic Centre, Engineers Way, Wembley Park, Wembley HA9 0FJ made the London Borough of Brent Designation of an Area for Additional Licensing 2026 (“the Designation”) as described in paragraph 5.
2. This 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 Act, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010 which came into force on the 30 March 2010
3. The Designation and area that it applies unless previously revoked, shall cease to have effect after 02 February 2031.
4. This Designation shall apply to the whole area of the district of the London Borough of Brent.
5. A map of the designation can be viewed at the Brent Civic Centre and on our website at www.brent.gov.uk/prslicensing.
6. This designation applies to all Houses in Multiple Occupation described in Annex B and 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);
 - (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).
7. The London Borough of Brent 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 Act.

8. Upon the Designation coming into force on 02 February 2026, any person having control of or managing a licensable property must apply to the London Borough of Brent for a licence. Failure to apply for a licence in the designated area is an offence under section 72(1) of the Housing Act 2004, punishable on conviction by payment of an unlimited fine. As an alternative to commencing prosecution proceedings, the Council may impose a financial penalty of up to £30,000 under section 249A and Schedule 13A of the Act..
9. In addition, such a person may be required to repay up to 12 months' rent if the tenant or the Council, in the case of housing benefit payments, apply to the Residential Property Tribunal under the provisions of section 73 and section 74 of the Housing Act 2004 for a rent repayment order. No notice under section 21 of the Housing Act 1988 may be given in relation to an assured shorthold tenancy of the whole or part of an unlicensed house so long as it remains an unlicensed house.
10. Any landlord, managing agent or tenant within the designated areas of the Borough should seek advice from the Council as to whether their property is affected by the Designation during normal office hours, which are: 9am to 5pm, Monday to Friday.
11. An application form, general advice and any further information regarding the Designation may be obtained from Private Housing Services at Brent Civic Centre, Engineers Way, Wembley, Middlesex HA9 0FJ; www.brent.gov.uk/prslicensing (Tel: 020 8937 2384/5 and E-mail: PRSLicensing@brent.gov.uk).
12. The Designations in respect of Additional licensing in the area of the London Borough of Brent may be inspected at this address and a copy of the Designation can be obtained from Brent Council's website www.brent.gov.uk/prslicensing.

Map of Designated Area for Additional HMO Licensing

