

Appendix Three - The Scheme

1. The proposed Scheme

The information provided so far in this document has outlined what Houses in Multiple Occupation are in terms of definition, what we as a local authority are currently doing to tackle the problems associated with this type of accommodation. We have endeavoured to explain why we are proposing to introduce additional licensing into this area of the borough, highlighting the socio-economic factors relating to housing demand and the impact this has on the type of accommodation we hope additional licensing will tackle. The document provides evidence of the type and numbers of complaints received in relation to the type of HMOs the scheme is aimed at, proving that a significant proportion do give rise to particular problems and are in affect managed poorly. We are therefore proposing the following to be included in the scheme.

2. The area being considered.

The area being proposed to adopt additional Licensing for HMOs includes 5 of the 9 wards that make up the parliamentary constituency of Tottenham. Those wards being:-

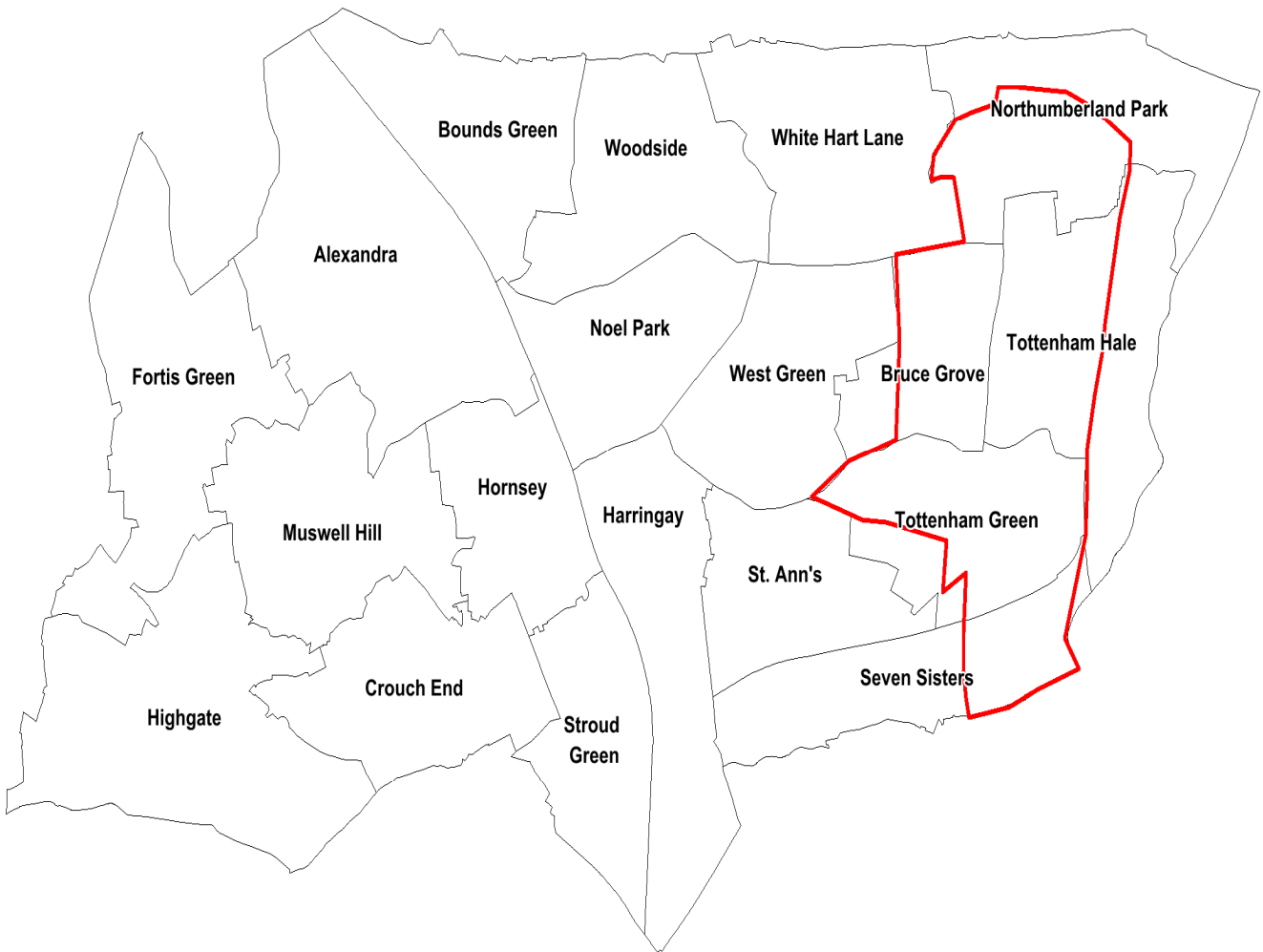
- Northumberland Park
- Bruce Grove
- Tottenham Hale
- Tottenham Green
- Seven Sisters.

Not all roads within the 5 wards are to be included, there is a very specific boundary line for the proposed area defined with the ward areas. The map below outlines this below and a full street list is available at the end of this appendix.

The first map below show the proposed area within a ward map the second within a street map. The boundary of the proposed area is marked in red. A list of roads included within the area is sited at the end of this Appendix.

2.1 Ward Map of Proposed Area for Additional HMO Licensing.

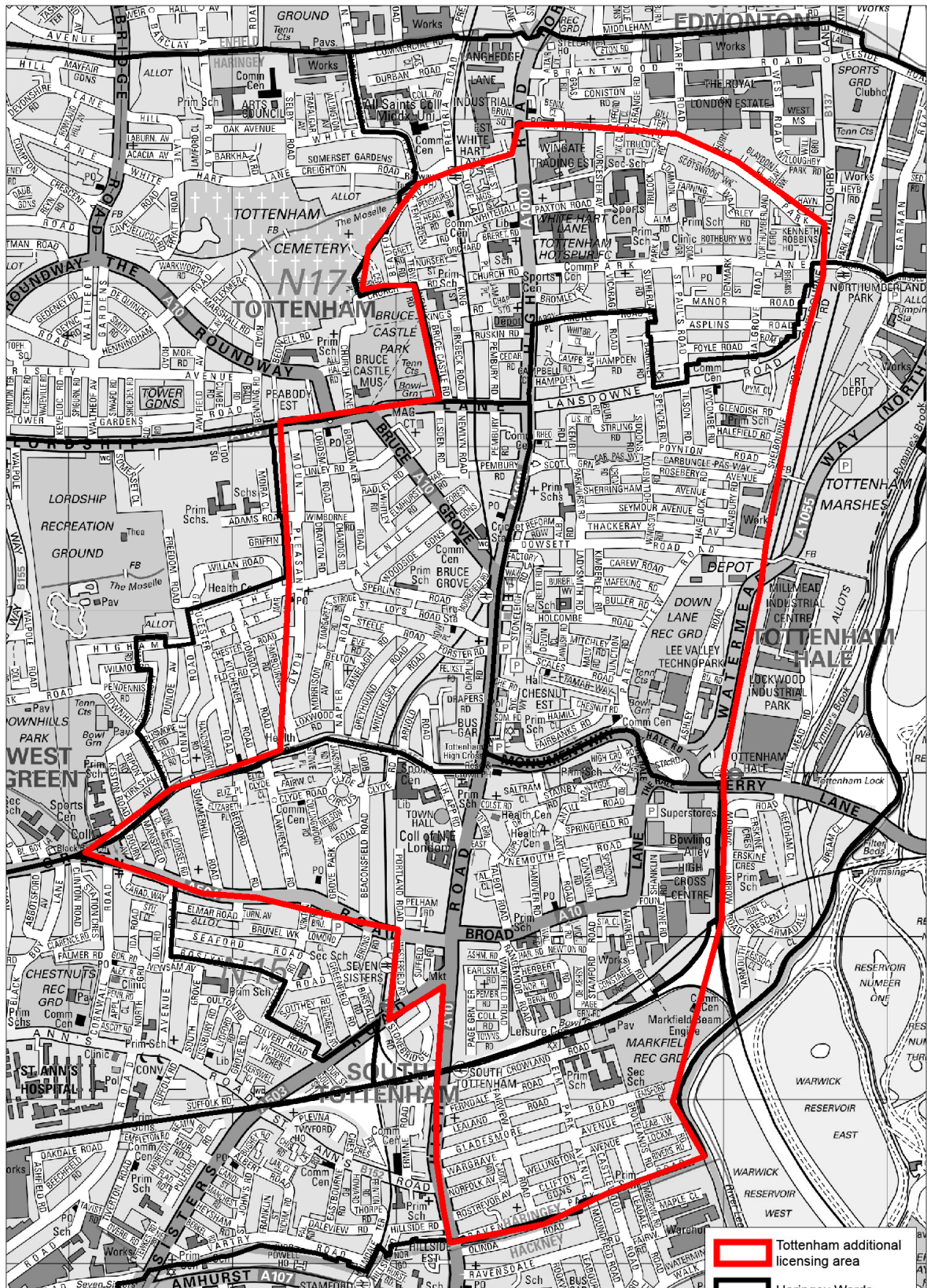
Tottenham additional licensing area



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2.2 Street Map showing the boundary line in red of the proposed area.

Tottenham Additional Licensing Area



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3. The type of property is to be included.

Properties to be included within the proposal are as follows:-

- All HMOs, as defined by section 254 Housing Act 2004, which are occupied by 3 or more persons comprising 2 or more households (irrespective of the number of storeys within the HMO): ***This is to ensure that the number of people, room sizes and provision of amenities in this type of property meet the relevant standards and managed accordingly.***
- All HMOs, as defined in section 257 of the Housing Act 2004, but only where the number of dwellings exceeds the number of storeys in the building, and where the building and all of the dwellings in the building are either in the same ownership or considered by the housing authority to be effectively in the same control.

Examples include (and are not exhaustive) where tenancy agreements of different dwellings point towards the same person/body being in control, or where dwellings owned by companies have the same director(s) to those of other companies owning dwellings in that building.” ***This is to help control and manage the growing issues of dwelling conversions without planning permission and or building control approval which lead to no consent being given to the existence of the HMO in the area, the number of permitted units/rooms.***

- All HMOs both 254 and 257, as stated above, within mixed use development or over non residential accommodation. The part relating to section 257 HMO where number of units exceeds the number of floors, does not apply to this part. The remainder remains unchanged. ***Including this type of HMO in mix use developments is a priority due to the increased risk to occupants living above varying types of commercial premises.***

4. The Fee and licence period.

Licensing fee will be set in line with the other licence fee structures for Mandatory and Harringay Ward at £208 per unit.

Haringey offers a number of potential discounts on HMO licence fees and operates a system of variable licence periods in order to reward landlords who are compliant, responsive to legislative requests, and who are well trained in their role as a landlord. This system would be introduced within the additional licensing proposals for Tottenham.

The following discounts on licence fees are available:-

Discount available for:	Discount per HMO
Provision of plans of the property. N.B. The plans must be to scale or give measurements.	£100
Application submitted within a Council defined time limit. N.B. Only available where a date is specified.	£100
Membership of the London Landlord Accreditation Scheme.	£100

The length of licence granted to a landlord will also follow the guidance set for Mandatory and existing Additional Licensing schemes. The licence period can be granted for a minimum of 1 year up to a maximum 5 year period. The decision on the length of licence will be made based on a number of influencing factors obtained from checking references with other Council services such as Benefits and Taxation, Planning, Building Control and Enforcement services. The table below is a list of matters which may be taken into consideration when determining the period for which an HMO licence is granted.

Example	Maximum possible reduction
Not a Member of the London Landlord Accreditation Scheme.	1
Failure to comply with previous HMO licence conditions (where applicable).	2
Failure to comply with Planning requirements.	1
Council tax payments not up-to-date.	2
Failure to comply with HMO management regulations.	1
History of substantiated complaints in respect of the property.	1
Failure to apply voluntarily for licence.	3

Other factors which may be taken into account:-

Non Compliance with Building Regulations.

Failure to provide up-to-date certificates on time.

Not having energy performance certificates (where required).

No provision of written tenancy or licence agreements.

The existence of significant hazards within the dwelling.

5. The conditions of holding a Licence

We would require that the licence holder be a 'fit and proper person' and take all reasonable steps to properly manage the HMO. A fit and proper person is for example someone who has not previously had an HMO licence taken away or been prosecuted for housing related offences etc or offences including fraud, violence or drugs.

A licence will be granted only if the following conditions are met:-

1. The proposed licence holder is a fit and proper person as stipulated above and as defined within the Housing act 2004.
2. The House is suitable for the number of person permitted to occupy it.
3. The proposed Management arrangement for the property are satisfactory
4. That required works to comply with standards are met within the time periods specified.
5. That sufficient measures in the property are provided to provide a secure environment for the occupiers.
6. That the licence holder ensures that any anti-social behaviour displayed by the occupiers or their visitors is dealt with appropriately including noise complaints and that relating to waste management.
7. That the condition of the furniture and electrical equipment such as portable electrical appliances and furniture are kept in a safe condition.
8. That letting arrangements are provided in writing to the tenants including terms of occupation at the commencement of their tenancies.

6. Penalties

It is always the Councils priority to deal with the borough's stakeholders fairly and equitably. Formal action is an enforcement tool which will be used against those landlords who show an unwillingness to comply with licensing rules and or conditions, or where multiple breaches under the Housing Act 2004 are not appropriately remedied.

The Council could take formal action against a landlord who fails to apply for a licence for an HMO in the designated area which is required to have a licence. This could lead to a maximum fine of £20,000 on conviction and the use of rent repayment orders in certain cases.

7. List of Roads within the Scheme

The Following is a list of Roads within the Boundary Area of the scheme.

BRUCE GROVE

STREET_NAME,Total
 Adams Road,1
 Alton Road,15
 Ambleside Close,60
 Arnold Road,139
 Belton Road,18
 Broadwater Road,221
 Bruce Grove,447
 Champa Close,20
 Chandos Road,84
 Chaplin Road,11
 Chester Road,117
 Clacton Road,4
 Clonmell Road,149
 Dongola Road,204
 Downhills Avenue,31
 Downhills Park Road,64
 Dowsett Road,1
 Drapers Road,32
 Drayton Road,117
 Dunloe Avenue,106
 Eleanor Close,94
 Elmhurst Road,62
 Elsdon Road,106
 Eve Road,37
 Fairbourne Road,102
 Felixstowe Road,17
 Field Road,1
 Footpath From Forest Gardens TO Newlyn Road,1
 Footpath From Forster Road TO ST Loys Road,1
 Footpath From Marden Road TO Mount Pleasant Road,2
 Footpath from Morrison Avenue to Mount Pleasant Road,1
 Footpath From Napier Road TO Sperling Road,1
 Forest Gardens,44
 Forest Gardens Mews,22
 Forster Road,46
 George Place,6
 Gloucester Road,243
 Greyhound Road,198
 Griffin Road,1
 Handsworth Road,113
 Hartham Road,50
 Hastings Road,11
 High Road,384
 Higham Road,139
 Howfield Place,1
 Jansons Road,1
 Kenmare Drive,41
 Kitchener Road,199
 Linley Road,58
 Lismore Road,21
 Lordship Lane,240
 Lordsmead Road,129
 Loxwood Road,44
 Marden Road,23
 Moorefield Road,51
 Morrison Avenue,60
 Mount Pleasant Road,699

Napier Road,218
Newlyn Road,121
Pembury Road,255
Philip Lane,301
Radley Road,74
Ranelagh Road,134
Reform Row,1
Rosebay Drive,27
Ruskin Road,4
Scotland Green,1
Sperling Road,113
St Loys Road,164
St Margarets Road,78
Steele Road,117
Strode Road,52
The Avenue,358
Whitley Road,64
Willan Road,1
Wimborne Road,52
Winchelsea Road,176
Windrush Close,8
Woodside Gardens,204
(blank),

Grand Total,7613

Northumberland Park ,

STREET_NAME, Total
Academia Way,112
Almond Road,30
Altair Close,98
Anglia Close,13
Argyle Passage,1
Argyle Road,38
Asplins Road,125
Baronet Road,52
Beaufoy Road,117
Bennetts Close,37
Birkbeck Road,135
Blaydon Close,100
Bradford Close,27
Brantwood Road,126
Brereton Road,32
Briaris Close,17
Bromley Road,81
Bruce Castle Road,137
Brunswick Square,14
Cartmel Close,14
Castleford Close,27
Cedar Road,50
Cemetery Road,12
Chalgrove Road,68
Chapel Place,9
Chapel Stones,1
Church Road,109
College Park Road,13
College Road,22
Commercial Road,1
Commonwealth Road,40

Coniston Road,89
Cooperage Close,20
Copper Close,22
Denmark Street,32
Durban Road,105
Eastwood Close,8
Elsden Road,1
Farningham Road,37
Footpath From Beaufoy Road TO Penshurst Road,1
Footpath From Bennetts Close TO Roebuck Close,1
Footpath From Church Road TO Nursery Street,1
Footpath From High Road TO Tottenham Hotspur Football Club,1
Footpath from Kings Road to Ruskin Road,1
Footpath from Paxton Road to Tottenham Hotspur Football Club,1
Footpath from West Road to Willoughby Lane,2
Foyle Road,76
Garman Road,94
Gascoigne Close,59
Gillham Terrace,9
Grange Road,51
Grasmere Road,87
Gretton Road,27
Harpers Yard,1
Haynes Close,95
Headcorn Road,37
Hebden Terrace,8
Heybourne Road,54
High Road,830
Ingleton Road,47
James Place,26
King Street,17
Kings Road,20
Lancaster Close,8
Lansdowne Road,63
Leeside Road,37
Lordship Lane,58
Love Lane,66
Manor Road,129
Maple Place,4
Marigold Road,1
Marsh Lane,1
Meridian Walk,47
Morpeth Walk,44
Moselle Place,13
Moselle Street,74
New Road,1
Northumberland Grove,46
Northumberland Park,617
Nursery Court,13
Nursery Street,46
Offord Close,12
Orchard Place,43
Park Avenue Road,34
Park Lane,492
Park Lane Close,34
Paxton Road,11
Pembury Road,171
Penshurst Road,43

Percival Court,1
Pretoria Road,58
Prospect Place,10
Queen Street,39
Roebuck Close,1
Rolvenden Place,25
Romney Close,7
Rothbury Walk,96
Ruskin Road,89
Scotswood Walk,58
Sedge Road,2
Somerford Grove,10
Spencer Road,1
St Pauls Road,135
Sutherland Road,100
Tariff Road,67
Taylor Close,54
Tebworth Road,14
Tenterden Road,94
Thornley Close,48
Tilson Road,1
Trulock Road,96
Vicarage Road,113
Waggon Lane,1
Watermead Way,8
Waverley Road,160
West Mews,10
West Road,72
White Hart Lane,236
Whitehall Street,63
William Street,66
Willoughby Grove,19
Willoughby Lane,338
Willoughby Park Road,72
Worcester Avenue,46
(blank),

Grand Total,7836

Seven Sisters

STREET_NAME, Total
Albert Road,73
Allan Barclay Close,37
Ashfield Road,91
Barry Avenue,18
Beechfield Road,84
Berkeley Road,19
Bushey Road,1
Cadoxton Avenue,22
Candler Street,36
Castlewood Road,33
Chesterfield Gardens,2
Chisley Road,176
Clifton Gardens,40
Craven Park Road,175
Crowland Road,237
Daleview Road,125
Eade Road,233
Eastbourne Road,56

Elm Park Avenue, 113
Ermine Road, 94
Etherley Road, 1
Fairview Road, 152
Ferndale Road, 177
Finsbury Park Avenue, 171
Fladbury Road, 117
Flower Pot Close, 5
Footpath from Eckington House to Fladbury Road, 1
Footpath from Seven Sisters Road to Tewkesbury Road, 1
Franklin Street, 24
Frinton Road, 49
Frogwell Close, 22
Gladesmore Road, 305
Green Lanes, 89
Grovelands Road, 76
Hermitage Road, 545
Heysham Road, 64
High Road, 326
Hillside Road, 106
Holmdale Terrace, 49
Howard Road, 66
Langford Close, 1
Latimer Road, 33
Leabank View, 61
Leadale Road, 29
Lealand Road, 123
Lemsford Close, 59
Linkway, 8
Lockmead Road, 25
Manchester Road, 46
Moreton Close, 25
Moreton Road, 26
Netherton Road, 3
Norfolk Avenue, 52
Oakdale Road, 51
Olinda Road, 6
Osman Close, 25
Overbury Road, 110
Paignton Road, 2
Perry Court, 137
Plevna Crescent, 176
Pulford Road, 51
Remington Road, 80
Richmond Road, 55
Riverside Road, 46
Rostrevor Avenue, 67
Rutland Gardens, 4
Seaford Road, 1
Seven Sisters Road, 259
Sherboro Road, 16
St Anns Road, 122
St Johns Road, 105
Stanhope Gardens, 6
Surrey Gardens, 21
Tavistock Road, 7
Templeton Road, 63
Tewkesbury Close, 25

Tewkesbury Road, 31
Thorpe Road, 47
Tiverton Road, 201
Urban Mews, 9
Vale Grove, 24
Vale Road, 247
Vale Terrace, 19
Vartry Road, 384
Wargrave Avenue, 171
Wellington Avenue, 93
Westcott Close, 26
Williamson Road, 17
Wiltshire Gardens, 58
Woodview Close, 22
(blank),

Grand Total, 7286

Tottenham Green

STREET_NAME, Total

Antill Road, 240
Arnold Road, 1
Ashby Road, 23
Ashmount Road, 50
Avenue Road, 19
Beaconsfield Road, 226
Bedford Road, 136
Bernard Road, 15
Birstall Road, 39
Bourn Avenue, 24
Braemar Road, 56
Bramble Close, 56
Broad Lane, 458
Brunel Walk, 38
Brunswick Road, 50
Bushmead Close, 9
Bysouth Close, 10
Cape Road, 1
Caradon Way, 1
Clonmell Road, 1
Clyde Circus, 23
Clyde Road, 106
Colless Road, 59
Collingwood Road, 39
Colsterworth Road, 24
Constable Crescent, 14
Copperfield Drive, 91
Cunningham Road, 91
Dongola Road, 2
Dorset Road, 71
Duffield Drive, 33
Earlsmead Road, 61
Elizabeth Clyde Close, 48
Elizabeth Place, 43
Elizabeth Road, 48
Elmar Road, 92
Fairweather Close, 53
Ferry Lane, 2
Footpath from Bernard Road to Norman Road, 1

Footpath from Broad Lane to Hale Gardens,1
Footpath from Hale Gardens to Montague Road,1
Footpath from High Road to Town Hall Approach Road,1
Footpath from Roslyn Road to Southey Road,1
Fountayne Road,221
Greenfield Road,84
Greenway Close,11
Grove Park Road,159
Hale Gardens,42
Hale Road,1
Hanover Road,87
Harold Road,29
Herbert Road,45
High Cross Road,128
High Road,489
Higham Road,2
Houghton Road,1
Jansons Road,25
Keston Road,1
Kirkton Road,48
Kitchener Road,12
Lawrence Close,21
Lawrence Road,193
Lawrence Yard,19
Lomond Close,66
Loobert Road,34
Mansfield Avenue,44
Markfield Road,90
Maynard Close,20
Mill Mead Road,1
Montague Road,54
Monument Way,17
Morland Place,10
Mount Pleasant Road,1
Nelson Road,36
Newton Road,98
Norman Road,5
Page Green Road,20
Page Green Terrace,129
Pelham Road,45
Pembroke Road,59
Philip Lane,320
Portland Road,216
Rangemoor Road,75
Roslyn Road,123
Russell Road,57
Saltram Close,86
Scales Road,1
Seaford Road,218
Service Road 227 to 249 High Road,1
Seven Sisters Road,193
Shanklin Road,26
Southey Road,86
Spondon Road,42
Springfield Road,150
Spur Road,15
Stainby Road,32
Stamford Close,34

Stamford Road,109
Stonebridge Road,178
Stonemasons Close,4
Stowe Place,10
Suffield Road,72
Summerhill Road,168
Talbot Close,25
Talbot Road,177
Tarbert Mews,6
Tenby Close,11
The Hale,3
Tottenham Green East,129
Town Hall Approach Road,56
Townsend Road,75
Turner Avenue,71
Tynemouth Road,205
Victoria Road,30
Wakefield Road,49
Walpole Road,1
Walton Road,13
Watts Close,12
West Green Road,687
Westerfield Road,69
Winns Mews,13
(blank),
Grand Total,8553

Tottenham Hale

STREET_NAME, Total
Albion Road,20
Anstey Walk,1
Argyle Road,71
Armadale Close,116
Ashley Road,208
Baronet Grove,21
Baronet Road,60
Bream Close,314
Bronhill Terrace,23
Brook Street,3
Buller Road,51
Burbridge Way,89
Burdock Road,1
Burlington Road,28
Campbell Road,103
Carbuncle Passage,1
Carew Road,70
Chesnut Grove,14
Chesnut Road,80
Circular Road,41
Cromer Road,8
Dalbys Crescent,28
Daneland Walk,51
Dawlish Road,40
Devon Close,27
Dowsett Road,195
Drapers Road,1
Eagle Yard,2
Erskine Crescent,129

Factory Lane,22
Fairbanks Road,73
Ferry Lane,87
Footpath from Baronet Grove to Vicarage Road,1
Footpath From Dowsett Road TO Carew Road,2
Footpath From High Road TO Western END OF Holcombe Road,1
Footpath From Mill Mead Road TO Marshes,1
Garwood Close,21
Glendish Road,56
Gosport Walk,25
Hale Road,22
Halefield Road,47
Hamilton Close,141
Hampden Lane,120
Hampden Road,40
Hanbury Road,39
Havelock Road,35
High Road,384
Holcombe Road,98
Hollington Road,1
Honeysett Road,1
Jarrow Road,48
Junction Road,39
Kemble Road,12
Kessock Close,120
Kimberley Road,52
Ladysmith Road,113
Lansdowne Road,502
Lawrence Road,1
Lebus Street,438
Liston Road,22
Mafeking Road,62
Malvern Road,40
Marsh Lane,12
Mill Mead Road,316
Mitchley Road,40
Monument Way,2
Park Lane,5
Park View Road,195
Parkhurst Road,49
Perkyn Square,6
Poynton Road,118
Pymmes Close,26
Queensferry Walk,17
Rawlinsons Terrace,1
Reed Road,115
Reedham Close,219
Reform Row,53
Rheola Close,58
Rosebery Avenue,234
Runcorn Close,23
Rycroft Way,12
Salisbury Road,1
Scales Road,120
Scotland Green,100
Seymour Avenue,153
Shelbourne Road,347
Sherringham Avenue,168

Siddons Road,66
Somerset Road,23
Spencer Road,77
St Marys Close,15
St Pauls Road,2
Station Road,21
Stirling Road,18
Stoneleigh Road,34
Sutherland Road,8
Tamar Way,81
Thackeray Avenue,167
The Hale,24
Tilson Road,64
Vicarage Road,68
Watermead Way,6
Waterside Way,219
Welbourne Road,2
Whitbread Close,59
Willoughby Lane,2
Wilson's Avenue,2
Windsor Road,3
Wycombe Road,72
Yarmouth Crescent,138
Grand Total,8023