

This notice is published in accordance with section 83 of the Housing Act 2004 (“the Act”) 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 the London Borough of Islington (“The Council”) in exercise of its powers under section 80 of the Housing Act 2004 (“the Act”) hereby designates for Selective Licensing the area described in paragraph 4.

### Citation, commencement and duration

1. This designation may be cited as the London Borough of Islington Designation of an Area for Selective Licensing 2026.
2. This designation is made on 21st August 2026 and shall come into force at 12.00am on 23rd November 2026.
3. This designation shall cease to have effect at 11.59pm on 22nd November 2031 or earlier if the Council revokes the scheme under section 84 of the Act.

### Area to which the designation applies

4. The Council hereby designates for selective licensing under section 80 of the Act the wards within the London Borough of Islington known as Barnsbury, Caledonian, Tufnell Park, Mildmay, Highbury, Junction, and Laycock as indicated in the map in Appendix A.  
(Note: This designation is separate to the London Borough of Islington Designation of an Area for Selective Licensing 2024 covering Finsbury Park, Tollington and Hillrise wards, which is still in force as of the date of this designation.)

### Application of the designation

5. This designation applies to all private rented properties occupied by the following person(s):
  - A single person
  - Two people sharing (regardless of any relationship to one another)
  - Any number of persons forming a single household (family).
6. It does not apply to Houses in Multiple Occupation (HMOs) (whether covered by mandatory or addition licensing), owner occupied properties, or properties within the social rented sector (e.g. local authority or housing association owned or managed.)

### Effect of the designation

7. Subject to paragraph 6, every privately rented property of the description specified in paragraph 5 located in the area described in paragraph 4, shall be required to be licensed under section 85 of the Act.
8. Upon the designation coming into force, any person having control of or managing a selective licensable property must apply to the London Borough of Islington for a licence. Any person who has control of or manages a licensable property without a licence is liable to prosecution under Section 95(1) of the Housing Act 2004 and upon summary conviction is liable to an unlimited fine. A person who breaches a condition of a licence is liable to prosecution under Section 95(2) of the Housing Act 2004 is liable upon summary conviction to an unlimited fine. Alternatively, those operating without a licence or breaching any licence conditions may be made subject to a financial penalty issued by the local authority, which currently can be up to £40,000. They may also be subject to additional sanctions as set out in our enforcement policies and procedures.
9. Online applications for the licensing scheme will open from **7th September 2026**. To apply visit **propertylicensing.islington.gov.uk**
10. Any landlord, managing agent, person managing, tenant, or other interested person may seek general advice from the Council on this designation and to find out if their property is affected by the designation by contacting the Property Licensing Team during normal office hours, which are:

9am to 5pm, Monday to Friday. Contact can be by email to **property.licensing@islington.gov.uk**, by calling **020 7527 7670**, or by writing to London Borough of Islington, Property Licensing Team, Regulatory Services, Homes and Neighbourhoods, 222 Upper Street, London N1 1XR.

11. A copy of this designation may be inspected at the London Borough of Islington, Property Licensing Team, Regulatory Services, Homes and Neighbourhoods, 222 Upper Street, London N1 1XR. To arrange an appointment please contact us using the details above.
12. The Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all HMOs licensed under this designation, as required under section 232 of the Act.

### Power to designate

13. This designation does not require confirmation by the Secretary of State. This designation falls within a description of designations in relation to which the Secretary of State has given a general approval under section 82 of the Act, 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 23 December 2024.
14. The Executive Committee of the London Borough of Islington agreed to the introduction of this designation under the General Approval 2024 and the council constitution delegated the power to designate to the Director of Environment and Public Safety.

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|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Besserat Atsebaha</b><br>Director of Environment and Public Safety | <b>Signed:</b>  |
| <b>Date of designation:</b>                                           | 21 August 2026                                                                                       |

Appendix A- Map of Designated Areas for Selective Licensing in the London Borough of Islington under section 80 of the Act

