

**From:** Mayor of London <mayor@london.gov.uk>

**Sent:** 31 July 2025 08:28

**To:** prsconsultation <prsconsultation@havering.gov.uk>

**Subject:** MGLA300625-8965 FW: Havering Council Selective and Additional Licensing Consultation

Dear Havering Council,

Thank you for sharing your Additional HMO and Selective Licensing scheme consultations with the Mayor of London.

The Mayor considers property licensing to be one of the most valuable tools councils have to regulate and target their enforcement activity. There is strong evidence that selective licensing schemes help to drive up standards and conditions when used in the private rented sector (PRS). The Mayor's 2024 election manifesto committed to ensuring that selective licensing powers can be used to take action against the poorest performing landlords.

As the consultation document states, there are 109,048 residential dwellings in Havering of which 21,082 are privately rented. In recent years, the private rented sector in LB Havering has increased by 68% from 11.5% in 2011 to 19.3% in 2024. LB Havering's evidence shows that serious hazards are likely to be distributed across the whole borough, with all wards having predicted rates of serious hazards above the national average.

The proposed Additional HMO and Selective Licensing Schemes seek to address the prevalence of poor housing conditions across seven wards. The total size of the selective licensing designation would affect 34.5% of the geographical area of Havering and 49.7% of its privately rented housing. The proposed licensing scheme is a key measure which forms part of an overall housing strategy including the: Havering Corporate Plan, upcoming Housing Strategy, Homelessness and Rough Sleeping Strategy and other key strategies. The scheme includes discretionary scheme conditions which support the objective of the proposed scheme to address the prevalence of poor housing conditions in the private rented sector.

LB Havering have used the administration and robust enforcement of their current licensing schemes to address poor housing conditions. Between 2019- 2024, LB Havering have served 535 housing and public health notices, 127 penalties and initiated eight prosecutions to address housing offences.

The Mayor is **supportive** of LB Havering's proposal for a selective licensing scheme.

Yours sincerely,

PRS Team

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