

London Borough of Lewisham

Selective Licensing Schemes

Addendum to Standard Conditions

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## Selective Licensing Schemes Proposed Conditions

August 2021

### Standard Conditions for Licences granted under Part 3 Housing Act 2004

Below includes mandatory conditions for specific designations over and above the standard conditions

#### Anti-Social Behaviour

The following mandatory conditions apply to **Designation 1 only**:

- To empower landlords to take up reference before renting, issue an ASB policy as part of the tenant information pack (a model policy is available to the landlord on Lewisham website).
- To make failing to comply a breach of licence conditions for which they can be either fined or prosecuted. Serious or repeated breaches of licencing condition could result in the licence being revoked. Multiple civil penalty notices (CPS) or a conviction will make the licence holder no longer fit and proper to hold a licence to rent in England and Wales.

#### Repairs

The following mandatory conditions apply to **Designation 1 and Designation 2 only**:

- All repair work must be carried out within a reasonable timescale with due regard to the severity of the issue.
- The Licence holder must ensure that any repairs, improvement works or treatments are carried out by competent person(s). Copies of receipts and/or invoices for any such works must be provided to the Authority within 28 days upon demand.