



Department for Levelling Up,
Housing & Communities

Felicity Buchan MP

Minister for Housing and Homelessness

**Department for Levelling Up, Housing and
Communities**

4th Floor, Fry Building

2 Marsham Street

London SW1P 4DF

Helen Masterson
Head of Private Sector Housing Standards
London Borough of Newham Council
Newham Dockside
1000 Dockside Road
London E16 2QU

07 December 2022

Dear Ms Masterson,

Thank you for your email that enclosed London Borough of Newham Council's (the Council) application seeking the Department's confirmation of its decision to designate parts of the borough as subject to selective licensing under section 80(1) of the Housing Act 2004.

The Council has applied to the Department for confirmation of its application made in respect of the proposed area. In its application, the Council considers the general conditions specified under Part 3 of the Housing Act 2004 and Selective Licensing of Houses (Additional Conditions) (England) Order 2015 are satisfied in relation to the designation, namely that private rented housing in the designated area is experiencing poor housing conditions, significant and persistent anti-social behaviour and high levels of deprivation.

Housing Conditions

I have determined that the Council's application successfully demonstrates evidence to meet the statutory criteria in relation to housing conditions. The application satisfies Articles 3 and 4 of the Selective Licensing of Houses (Additional Conditions) (England) Order 2015 and, in respect of housing conditions, satisfies the additional legal requirements of Part 3 of the Housing Act 2004.

Anti-Social Behaviour

I have determined that the Council's application successfully demonstrates evidence of a significant and persistent problem caused by anti-social behaviour. The application satisfies the general conditions specified under section 80(6) of the Housing Act 2004.

I am satisfied on the evidence presented that the making of the designation will, when combined with other measures, lead to a reduction in or an elimination of the problem.

High levels of deprivation

I have determined that the Council's application successfully demonstrates evidence to meet the statutory criteria of high levels of deprivation. The application satisfies Articles 3 and 6 of the Selective Licensing of Houses (Additional Conditions) (England) Order 2015 and, in

respect of high levels of deprivation, satisfies the additional legal requirements of Part 3 of the Housing Act 2004.

I am satisfied on the evidence presented that the making of the designation will, when combined with other measures, contribute to an improvement in general housing conditions in the area.

The Designation is therefore approved on housing conditions, significant and persistent anti-social behaviour and high levels of deprivation.

I therefore confirm the Council's proposed designation is subject to selective licensing from 1st June 2023.

I would ask the Council to keep me informed of progress in these areas, annually by undertaking a review of the effectiveness of licensing in tackling the issues. This information will provide greater understanding on the practical application of selective licensing schemes and inform the development of future policy.

Yours ever,

A handwritten signature in cursive script that reads "Felicity Buchan".

**Felicity Buchan MP
Minister for Housing and Homelessness**