FAQ’s – Additional Houses in Multiple Occupation (HMOs) Licensing

What is Additional HMO Licensing?

The Housing Act 2004 gives Royal Boroughs the power to introduce HMO licensing within a designated area. The aim of HMO Licensing is to improve conditions, management standards and tenancy practices to ensure that HMOs have a positive impact on the area.

The Royal Borough has consulted on whether to introduce HMO Licensing in the Royal Borough of Greenwich. It was decided by the Royal Borough’s Cabinet on the 19 April 2017 that a HMO Licensing Scheme shall be implemented in the entire borough covering all forms of HMOs (except those that covered by the Governments mandatory HMO Licensing Scheme). Landlords will be required to obtain a licence from the Royal Borough in order to rent out a HMO and the licence will have a set of conditions that the licence holder must adhere to.

The licensing scheme commenced on 1 October 2017.

Where will the scheme operate?

The scheme operates across the entire Borough.

A map of the area can be found here: http://www.royalgreenwich.gov.uk/info/200033/Royal Boroughlors_democracy_and_elections/105/wards

Does the Royal Borough operate any other licensing schemes?

Yes. The Royal Borough operates a mandatory scheme covering HMOs. In the main, this covers HMOs with five or more persons, in two or more households, where there is some sharing of amenities, e.g. a shared kitchen.
What happens in other Royal Borough areas?

Each Council is responsible for deciding whether to have licensing schemes in their areas. If you have properties in more than one Council area and they have licensing in place, you will need to apply to the Council the property is in.

Can a commercial property be an HMO?

Yes. Any building converted can be converted into an HMO, regardless of its original use. If it is occupied as an HMO it will require a license. It might be the case that the property is not suitable for HMO use, e.g. a restaurant being used to accommodate tenants and serve food.

Do I need planning permission for my HMO?

This depends on the circumstances. You should obtain advice from Planning Services before you apply for a license.

Planning Services
The Woolwich Centre
35 Wellington Street
Woolwich
London SE18 6HQ
Tel: 020 8921 5019
Email: - planningapps@royalgreenwich.gov.uk

On the 27 September 2018, the Royal Borough introduced an Article 4 direction, which removes permitted development rights for the change of use from a dwelling house (use class C3) to a House in Multiple Occupation (HMO) (use class C4) across the whole of Borough. From this date change of use to an HMO will require full planning permission.
I’m not sure my property needs to be licensed?

Below are some scenarios that might help you decide whether you need a license (see also exemptions here):

**Rented by the room (3 or more tenants).**
A dwelling (which can be a flat) is being rented as bedsits or by the room, with 3 or more tenants having separate tenancies and sharing some or all amenities.

This is licensable.

**Rented by the room (2 tenants).**
A dwelling (which can be a flat) is being rented as bedsits or by the room, with 2 tenants having separate tenancies and sharing some or all amenities.

This isn’t licensable.

**Rented by the room (2 households - 3 tenants).**
A dwelling (which can be a flat) is being rented as bedsits or by the room, with 2 households in two rooms with each room having separate tenancies and sharing some or all amenities. The first household comprises 1 tenant and the second household comprises 2 tenants.

This is licensable.

**Rented as a shared house (3 or more tenants)**
A dwelling (which can be a flat) is being rented under one tenancy to 3 or more unrelated tenants sharing amenities.

This is licensable.

**Building converted into flats which meets the HMO definition I - freeholder only.**
A building that has one freeholder that owns the building and the all flats within, which are rented on short term tenancies.

This is classed as an HMO and is licensable.

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1 In this context Buildings converted into flats are HMOs if they were converted prior to the 1991 Building Regulations (and continue to not meet those Regulations) and a third or more of the flats are let on short term tenancies (AST’s).
Building converted into flats which meets the HMO definition - a freehold with separate leaseholders (some owner/occupation).

The building has a freeholder (whether separately or the leaseholders coming together or an Right to Manage company). The freeholder may or may not own one or more of the flats. The flats (where not owned by the freeholder) are sold on long leaseholds and at least one of the leaseholders resides in their flat (owner/occupied).

This is classed as an HMO and is licensable.

The flats within are not licensable unless the flat itself is multiply occupied.

Building converted into flats which meets the HMO definition - a freeholder with separate leaseholders (all rented).

The building has a freeholder. The freeholder owns one of more of the flats. The remaining flats are sold on long leaseholds and all the flats are rented on short term tenancies.

This is classed as an HMO and is licensable.

The flats within are not licensable unless the flat itself is multiply occupied.

Building converted into flats which meets the HMO definition - a freeholder (who owns none of the flats) with separate leaseholders (all rented).

The building has a freeholder (whether separately or the leaseholders coming together or an Right to Manage company). All the flats are sold on long leaseholds and all the flats are rented on short term tenancies.

This is classed as an HMO and is licensable.

The flats within are not licensable unless the flat itself is multiply occupied.
Building converted into flats which meets the **HMO** definition - a freeholder (no flats) with separate leaseholders (some owner/occupation).

The building has a freeholder (whether separately or the leaseholders coming together or an Right to Manage company). All the flats are sold on long leaseholds and at least one of the leaseholders resides in their flat (owner/occupied).

This is classed as an HMO and is licensable.

The flats within are not licensable unless the flat itself is multiply occupied.

**A purpose built block of flats or a building converted into flats which doesn’t meet the HMO definition**

A purpose built block of flats.

This is not a HMO and doesn’t require licensing.

The flats within are not licensable unless the flat itself is multiply occupied.

**Guardian properties**

Where a building (either residential or commercial) rented out to 3 or more persons in 2 or more households, where the persons have responsibility for providing a form of security for the building whilst resident. This would be the tenants main or only residence. The building is usually owned separately and vacant. An agreement is entered into by a company with the owner to provide security services whilst the building is vacant.

This is classed as an HMO and is licensable.

**Rent to rent properties**

This is where a landlord will rent to a tenant. This tenant will then sub-let the rooms to other tenants. The head tenant may or may not reside in the property and the landlord may or may not be aware of the sub-letting.

This is classed as an HMO and is licensable.
**Beds in sheds**

An unauthorised development, usually within the curtilage of an existing dwelling. This practice sees buildings, such as outbuildings and garages converted into dwellings.

If the building is in multiple use (i.e. rented to 3 or more persons in 2 or more households) then it will require a license. In these circumstances the Royal Borough will consider a short-term license so that unauthorised use can be regularised by the owner, i.e. obtain consent to use the building for residential purposes. The short-term license will also allow the owner to evict the tenants if consent is not given.

**Room flats**

Rooms in a house are converted into small self-contained flats, with minimal kitchen facilities and a small ensuite bathroom in the room and rented out to separate unrelated households. A shared amenity (such as a kitchen) will be provided for use by all the tenants.

This is classed as an HMO and is licensable.

**Beds to rent.**

Beds within rooms in a house, such as bunk beds, are rented individually to separate unrelated households.

This is classed as an HMO and is licensable.

**I’m a registered charity providing HMO housing in Greenwich, do I have to get a license?**

Yes. Registered Housing Charities are not exempt from licensing or the license fee.
I use ‘Airbnb’ (or equivalent) to hire out rooms/dwellings, do I have to get a license?

No. This is not covered by HMO licensing as property/rooms hired by the person are not their main or only residence.

Note. The criteria for ‘Airbnb’ (or equivalent) has to be strictly met. Where there is a mixture of room rents and ‘Airbnb’ (or equivalent) then the property may need to be licensed, i.e. where the rooms rents equate (or are likely to equate) to 3 or more persons in two or more households.

As a freeholder, am I expected to carry out work within individual flats over which I have no control, e.g. those owned by lessees and sub-let as an HMO, as part of the process?

No. The person receiving the rent from the HMO is the person responsible within the unit. However, as freeholder you would need to ensure that the fire safety in the common ways is adequate.

How much will a licence cost?

Fees are charged per habitable room.

Types of fees:

- Standard fee rate
- A discounted fee rate for applicants that are members of a recognised professional body or national landlord accreditation scheme
- Enhanced fee - where the Royal Borough have discovered the HMO use and written to the property owner/landlord. No discount applies to this.
- A lower standard renewal fee rate
- A lower discounted renewal fee rate

The latest fees can be found here: 
https://www.royalgreenwich.gov.uk/info/200290/multiple_occupancy_homes/937/apply_for_a_hmo_licence/2
Notes:

A habitable room is a room used for sleeping purposes within an HMO (a communal living space is not counted) or in the case of an HMO which is a building containing flats, per self-contained flat (regardless of whether the flat is empty, rented or in owner/occupation).

Examples of organisations that would be relevant to attract the membership/accreditation discount:

a) London Landlord Accreditation Scheme (LLAS)
b) National Landlords Association (NLA)
c) Southern Landlords Association (SLA)
d) Residential Landlords Association (RLA)
e) The Guild of Residential Landlords
f) Association of Residential Letting Agents (ARLA)
g) National Approved Lettings Scheme (NALS)
h) Royal Institution of Chartered Surveyors (RICS)
i) UK Association of Letting Agents (UKALA)
j) UK Landlord Accreditation Partnership (UKLAP)
k) British Landlords Association (BLA)

This is not a complete list. If the organisation isn’t listed then please contact us to confirm it would be eligible.

Is the Royal Borough using licensing fees to make a profit?

No. Fees will only be used to cover the cost of administering and enforcing the scheme. Fees and costs will be regularly reviewed to ensure the scheme remains cost neutral. This could mean that fees go up or down.

Can I pay in instalments?

No, this facility isn’t available.

Do I get a discount if I have multiple licensable HMOs to apply for?

No, this facility isn’t available.
Is VAT payable on the licence fee?

No, VAT is not payable on the licence fee.

Can I offset the cost of the licence against my tax?

Yes, the cost of the fee is a legitimate business expense.

What is the application process?

The Royal Borough uses an online application and payments system. This will also cover mandatory Licensing of Houses in Multiple Occupation.

https://www.royalgreenwich.gov.uk/info/200290/multiple_occupancy_homes/937/apply_for_a_hmo_licence/4

Using intelligent logic, the system will ascertain whether the applicant needs a licence, what the licence fee is and the documentation that is needed to be uploaded with the application. An applicant will be required to create an account with the royal Borough allowing for progression to be saved and returned to. The payment of the first part of the fee will be required before the application can be submitted. The final element of the fee will be required prior to issue (if approved) of the licence. The final part of the fee will be collected over the phone or by the submission of an invoice.

Do I have to apply for a licence for each HMO?

Yes. You will require a licence for each HMO.

Are there any exemptions?

There are a number of circumstances which may mean you do not have to licence a property:

- Houses occupied by single households
- Houses occupied by two unrelated people
- Those places specifically excluded from the legislation such as care homes, etc.
- HMOs subject to management orders and exemption notices
- Houses where there are up to 2 lodgers in addition to the main household
- Households that act as host families for foreign students studying for a short periods of time
- Tenants of Registered Providers (Housing Associations) and tenants of the Royal Borough of Greenwich
- Student accommodation directly managed by educational institutions, e.g. halls of residence (but not those where students have tenancies with private landlords)
- Certain properties that fall under the Adult Placement Schemes (England) Regulations 2004 are exempt from the definition of an HMO. These would be where up to three adult placements plus their carer(s) reside at a property.
- HMOs run or managed by public bodies, such as the Police or Probation Service.
- Any building which is occupied principally for the purposes of a religious community whose principal occupation is prayer, contemplation, education or the relief of suffering.

The exemptions listed above are covered by law and not a decision made by the Royal Borough.

**Why has the Royal Borough exempted housing association property (social housing)?**

The Royal Borough didn’t exempt social housing. The law itself exempts social housing property from licensing. Social housing is regulated by the Regulator of Social Housing.

**Who should be the licence holder?**

The Royal Borough can only grant a licence to someone/a body who is in control of the property. It is the owner’s responsibility to ensure that an application for a licence is made for their property; however they may not necessarily be the licence holder.

Landlords who manage their properties directly should apply for a licence in their own right. Where a managing agent is used, the managing agent could apply for the licence and the landlord will need to provide information about the property and give their consent.

Where a manager is employed, financial arrangements must be in place to ensure that any works deemed necessary for the proper management and maintenance of the property can be carried out.
In the case of buildings converted into flats, which are HMOs, the it will be the freeholder of the common parts that would normally be the license holder, though this could also be a management company. A freeholder could be person, company or a group of people (e.g. the leaseholders of the flats each owning a share of the freehold).

**Will tacit consent apply?**

Yes - Once we are in receipt of a full and complete application from you we aim to process your application in 12 weeks. Please note a full and complete application consists of an application form, initial payment and all required documentation. If an incomplete application is submitted we will let you know what is missing and give you one opportunity to provide what is required before we reject the application, however please note the payment made is not refundable. Please contact us using hmo-licensing@royalgreenwich.gov.uk if you have not heard from us and have not received your decision in 12 weeks after submitting your application.

If the Royal Borough has not decided your application in 52 weeks from receipt of a full and complete application (as defined above), tacit consent will apply and you will be able to operate your HMO as though the Royal Borough has granted your licence unconditionally. In exceptional circumstances the Royal Borough may extend this period once. The applicant will be notified of the reason and time period of the extension if an extension is granted by the Head of Service. In any circumstance an extension cannot be longer than 12 weeks from the expiry of the initial 52 week period.

**Can a licence be transferred?**

No. A licence is personal to the licence holder and specific to the property.

**What if I wish to change my agent and they are the licence holder?**

Licences are non-transferable. If a new licence holder is to be introduced then a new licence will have to be applied and paid for.

**Why do you contact my mortgage company?**

The Housing Act 2004 stipulates we inform any other party that has an interest in the property. This will include your mortgage company as they have a right to know about the application. It is unlikely to affect our decision to license your property.
What conditions will be attached to the licence?

There are certain conditions which the Royal Borough is required to include on a licence and other conditions are at their discretion and dependant on the circumstances of the individual HMOs. A full list of conditions can be found here - https://www.royalgreenwich.gov.uk/downloads/200290/multiple_occupancy_homes

What methods of payment are there?

Payments for the licence(s) will be made in two parts, one at the end of the online application process, which will be taken electronically and the final payment prior to the issue of the licence (if approved), which will be taken by card payment over the phone or via the issue of an invoice.

Do I get a refund if I sell my property during the licence period?

You will only be entitled to a refund if:

a) Your property was not licensable at the time of application (e.g. it falls under one of the exemptions)
b) You make a duplicate application

You will NOT be entitled to a refund if:

a) Your property was licensable at the time of application
b) You subsequently sell the property
c) You bring the property out of HMO use between the submission of the application and its approval.

How long will I be covered by the licence?

Most licences will run for the duration of the scheme. So for example if you applied on day one of the scheme coming into force then the licence would last 5 years. If however you licence in year 2, then the licence would last 4 years.

In some circumstances, such as where there is history of previous mis-management or previous enforcement action, or there is a need to regularise the HMO then a licence may be issued for a shorter period of time. When a licence has been issued for a shorter time, after it ends it will need to be renewed and a further fee will be charged.
If the licence isn’t for the maximum period, will it be cheaper?

No, because the fee covers the administration and processing of the licence and subsequent checks. It therefore doesn’t matter how long the licence runs for as the cost will be the same.

What happens if I don't get a licence?

If you don’t apply for a licence and continue to rent your HMO then you will be committing a criminal offence. If convicted you could be subject to an unlimited fine. Alternatively, the Royal Borough can issue a civil penalty of up to £30,000.

There are additional penalties should you not take steps to license the HMO:

- The Royal Borough can apply for a Rent Repayment Order to claim back any Local Housing Allowance/housing element of Universal Credit paid to the tenant for up to 12 months.
- Your tenants can apply for a Rent Repayment Order to claim back any rent paid to you for up to 12 months.
- You cannot legally evict your tenant (Section 21 Notice), until the property is licensed.

Are there any circumstances where I wouldn’t be issued with a license?

If you are not a ‘Fit and Proper’ person to hold a license or your nominated manager is not ‘Fit and Proper’ to hold a license.

If you are a landlord living abroad (or going to be) and proposing to manage the HMO from abroad. In these circumstances the Royal Borough do not consider that you are able to manage a HMO whilst residing in another country and will not issue a license. In these circumstances the Royal Borough would expect you to put in place an appropriate manager to operate the license.

If you are currently imprisoned (or going to be) and proposing to manage the HMO. In these circumstances the Royal Borough do not consider that you are able to manage a HMO from prison. Depending on why you are in prison you might not be considered ‘Fit
and Proper’ to hold a license). In these circumstances the Royal Borough would expect you to put in place an appropriate manager to operate the license.

If you are 18 years old or under.

**What does being ‘Fit and Proper’ mean?**

The Royal Borough will need to apply a test to see if you are suitable to hold the licence. We will look at your honesty, integrity and reputation and to matters including but not limited to those set out below which may have arisen either in the UK or elsewhere. Conviction for a criminal offence will not automatically mean an application will be rejected. Matters that will be looked at:

- Whether the you have been convicted of any criminal offence including, where relevant, any spent convictions excepted under the Rehabilitation of Offenders Act 1974 (Exceptions) Order 1975. Particular consideration will be given to offences of dishonesty, fraud, violence, harassment, drug trafficking, human trafficking, money laundering or offences of a sexual nature or of offences relating to child exploitation or abuse, whether or not these offences were in the United Kingdom, and Housing Act 2004 offences or any breaches of provisions of housing or landlord and tenant law.

- Whether you are currently the subject of any criminal proceedings.

- Whether you have been subject to any adverse finding or any settlement in civil proceedings.

- Whether you have practiced unlawful discrimination on the grounds of sex, colour, race, ethnic or national origin, disability, sexual orientation or religious belief in connection with carrying out business.

- Whether a spouse, business associate or controlling partner in the business, director of the company or any person with a controlling interest in the business has been convicted of any criminal offence including, where relevant, any spent convictions excepted under the Rehabilitation of Offenders Act 1974 (Exceptions) Order 1975. Particular consideration will be given to offences of dishonesty, fraud, violence, drug trafficking, human trafficking, money laundering or offences of a sexual nature or of offences relating to child exploitation or abuse, whether or not these offences were in the United Kingdom, and Housing Act 2004 offences or any breaches of provisions of housing or landlord and tenant law.

- Whether a spouse, business associate or controlling partner in the business, director of the company or any person with a controlling interest in the business is currently the subject of any criminal proceedings.
- Whether a spouse, business associate or controlling partner in the business, director of the company or any person with a controlling interest in the business has been subject to any adverse finding or any settlement in civil proceedings.

- Whether a spouse, business associate or controlling partner in the business, director of the company or any person with a controlling interest in the business has practiced unlawful discrimination on the grounds of sex, colour, race, ethnic or national origin, disability, sexual orientation or religious belief in connection with carrying out business.

- Other relevant convictions/action
  - Environmental Health convictions
  - Civil Penalty issued
  - Rent Repayment Order issued
  - Banning Order in place
  - Illegal eviction/harassment
  - Environmental Health Enforcement Action
  - Waste Enforcement
  - ASB Enforcement
  - Planning Enforcement
  - Civil Proceedings

- Other Relevant History/Information

If you apply and do not meet the ‘Fit and Proper’ person criteria, you will need to consider someone else to manage the property for you that will meet the test, e.g. a reputable managing agent.

**Can I hold a license if I am a Royal Borough employee or work for a company contracted by the Royal Borough?**

Yes, but you will need to make a declaration of interest. If this is considered a conflict of interest then, though unlikely, this could restrict or prohibit you from performing some or all of the duties associated with your employment.

**What happens if licence conditions are breached?**

If a licence is issued and the conditions are breached this could lead to an unlimited fine if convicted for each breach. Alternatively, the Royal Borough can issue a civil penalty of up to £30,000 for each breach. This could also lead to the revocation of the licence and unless
a suitable alternative licence holder could be found, the Royal Borough may take over the management of the property by issuing an Interim Management Order (IMO).

**Will my HMO(s) be inspected?**

Yes, the Royal Borough will inspect every HMO that has a licence. In most circumstances this will happen after a licence has been issued. When the property is inspected depends on the level of risk associated with the property. A higher risk property will be inspected sooner than a lower risk one. The level of risk, depends on previous history, condition, management, etc.

**Can I appeal against Royal Borough decisions?**

Yes, you can appeal to the First Tier Tribunal within 28 days if you disagree with any of our decisions. You may appeal if the Royal Borough decides to:

- Refuse a licence
- Grant a licence with conditions
- Revoke a licence
- Vary a licence
- Refuse to vary a licence

**How will make sure my data is correctly protected?**

The Royal Borough will need to take personal information from you as part of the application process. The information will be held and managed in line with the General Data Protection Regulations (GDPR) and our adopted Data Privacy Notice, which includes your payment details. Further information can be found here: [http://www.royalgreenwich.gov.uk/info/200031/data_protection_and_freedom_of_information](http://www.royalgreenwich.gov.uk/info/200031/data_protection_and_freedom_of_information)

**Will you penalise those that don’t licence?**

The Royal Borough has a comprehensive proactive, intelligence led enforcement programme in place. This will be used to ensure unlicensed properties are identified and brought into the scheme. Activity will continue to be targeted at tackling HMOs with the worst conditions, management and overcrowding identified through intelligence gathering and partnership working.
The Royal Borough will consider all the powers available to penalise those landlords that maliciously avoid licensing, including prosecution (which carries an unlimited fines), civil penalties (of up to £30,000), management orders (where the Royal Borough takes over the management of the HMO), rent repayment orders (an application for repayment of rent of up to 12 months) and banning orders (prevents a person/body from engaging in rental practices for a period of time). Where possible the Royal Borough will consider supporting tenants that wish to apply for rent repayment orders.

In addition, where the Royal Borough discover an unlicensed HMO, it will consider an increase in the fee level of up to 30% to cover the additional resources expended in having to find the HMO.

How will you know which ones are unlicensed?

Tenants and the public will be able to inform us if they believe a property is being run as an HMO and is unlicensed using the online reporting form - https://www.royalgreenwich.gov.uk/info/200290/multiple_occupancy_homes/1628/report_an_unlicensed_rental_property

We will also use a variety of intelligence tools, proactive street by street investigations, work with other partners and the making use of tenancy deposit information to seek out unlicensed properties.

There is a public register of licensed HMOs, so it will be easy for people to find out if the HMO they are concerned about is licensed or not.

Will landlords sell up?

The Royal Borough asserts that the fee charged for a licence is affordable and licensing will be a way a landlord can demonstrate the quality of their rental business. Therefore, it will be the irresponsible landlords who do not keep their HMOs in good condition and do not manage them properly who are likely to sell up, opening up their HMOs to people that will manage them well. Licensing will improve the image of the sector as a whole and will help encourage responsible landlords to invest in the Royal Borough of Greenwich.
How do landlords benefit from licensing?

Licensing will help identify irresponsible landlords who impact negatively on the reputation of responsible landlords. It will assist landlords that are not familiar with all the requirements for establishing a rental business with what they need to do. It will raise conditions, management standards, improve tenancy arrangements and help tackle Anti-Social Behaviour.

Can I get training in having a rental business?

There are a number of organisations that offer training for landlords. The Royal Borough also offers training events for landlords via its landlord accreditation scheme - https://www.royalgreenwich.gov.uk/info/200184/landlords/1482/become_an_accredited_landlord

How can I be held responsible for the behaviour of my tenants?

There is evidence that badly managed, poor quality HMOs encourage anti-social behaviour.

The official guidance states:

"A landlord has responsibility to ensure persons he has permitted to reside at a property do not cause an annoyance or nuisance to other persons residing in it, or other persons living, working or visiting the immediate neighbourhood. If anti-social behaviour is being carried out within the immediate vicinity of the property and is being caused by the occupiers of it, then it would be reasonable to expect a landlord to ensure that those persons are not conducting themselves in a way that is adversely impacting on the local community. This applies equally to visitors to the property."

Effective management of tenancies ensures that anti-social tenants are given warnings about their conduct. Landlords know what is going on in their rentals and where warnings fail can terminate tenancies for persistent ASB issues. The Royal Borough will work with partners to help landlords gather the evidence they need to support the eviction in Court.
How do tenants benefit from licensing?

Licensing will improve the rental offer in the Royal Borough of Greenwich by improving conditions, raising management standards and ensuring proper tenancy arrangements are in place.

Tenants and prospective tenants will know that landlords are ‘Fit and Proper’ persons who have agreed to abide by the conditions of their licence.

All licensed HMOs will be listed on a public register, which tenants can access to find out whether the HMO is licensed and will therefore be able to refuse to rent properties that aren’t.

Will my rent go up?

If you’re already renting a property when the scheme comes into force, then licensing should not affect the rent which is contractually agreed between you and your landlord through the terms and conditions of your tenancy agreement. It is only after the contract has ended that your landlord can consider whether to increase the rent.

We would expect responsible landlords to absorb the cost of licensing as part of operating a rental business, much in the same way a food business would have a cost associated with registering their business. The cost is not unreasonable and if a responsible landlord applies within the first three months of the scheme, the cost will be as low as £116 per habitable room. The cost of the licence fee can also be offset against the business tax costs.

However, some landlords may subsequently increase rents to recover the costs of the licence but this will be a business decision for them to make.
My landlord said they will evict me, what should I do?

Once the scheme comes into force, it will be illegal for your landlord to evict you simply because they do not wish to obtain a licence for a property that requires one. Additionally, if you have an assured shorthold tenancy agreement then your landlord legally must follow the correct procedure before evicting you. If your landlord is threatening you with eviction please contact the Royal Borough:

Call: 020 8921 2863  
Email: housing-inclusion@royalgreenwich.gov.uk  
Web.  
http://www.royalgreenwich.gov.uk/info/200117/homeless/533/are_you_worried_about_becoming_homeless