

## Justification for Reducing the Term of a Licence

Tower Hamlets aims to ensure fairness and transparency when administering the landlord licensing scheme, and in particular seeks to ensure that co-operative and compliant landlords are not disadvantaged compared with landlords who do not co-operate, and/or operate unsafe or poorly managed properties. This is reflected in the fees system which allows for longer license periods for well managed properties and requiring licenses to be renewed more regularly for those that are poorly managed.

The decision to reduce the licence term will be made by a panel of senior officers

Term on Application	Justification
<p>Maximum 5 years for Selective and Additional Licenses</p> <p>Maximum 3 Years for Mandatory HMOs</p>	<p>Licences will be granted for this period where landlords are compliant with licence conditions, maintain good property standards and demonstrate good management standards</p>
<p>2 years</p>	<p>If we have evidence to suggest that</p> <ul style="list-style-type: none"> <li>• management arrangements or property conditions are not entirely satisfactory, or</li> <li>• where the council has taken and intervention against the landlord but is not so serious as to warrant refusal to grant a licence or</li> <li>• where concerns are raised by the Police or other statutory enforcement agency licences may be granted for the lesser period.</li> </ul>
<p>1 year</p>	<p>Where evidence of non-compliance such as the service of persistent multiple enforcement notices but the council has not issued a refusal to grant a licence or where concerns are raised by the Police or other statutory enforcement agency.</p> <p>Or</p> <p>Failure to complete and return a fully completed licence application form including temporary exemption applications (including enclosures and correct licence fee) Where council has sent 2 letters to obtain the application.</p>