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**Department for
Communities and
Local Government**

The Rt Hon Amber Rudd MP
House of Commons
London
SW1A 0AA

The Rt Hon Sajid Javid MP
Secretary of State for Communities and Local
Government

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Our Ref: 3490403
Your ref: AR/JAS/375

18 October 2017

D - Amber.

Thank you for your letters of 18 September and 29 September on behalf of your constituent Peter Rochford of Flat 3, 18 St. Andrews Square, Hastings, East Sussex, TN34 1SP about licensing of HMOs and selective licensing schemes.

I would assure Mr Rochford there is no loophole in the legislation. A property cannot be licensed at the same time both under parts 2 and 3 of the Housing Act 2004. As to the details of the case I cannot comment, but he may wish to take further advice on this matter in light of the subsequent correspondence sent to him from Hastings Council.

In my view, the non-judicial comments from the First Tier Tribunal included in Mr Rochford's original correspondence, are not supported by the legislative framework in the Housing Act 2004.

I do hope that this clarifies the position.

y - m.
[Signature]

THE RT HON SAJID JAVID MP



RT. HON. AMBER RUDD MP

Member of Parliament for Hastings & Rye



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Peter Rochford
Flat 3
18 St Andrews Square
Hastings
East Sussex
TN34 1SP

Our Ref: AR/JAS/817

25 October 2017

Dear Mr Rochford,

Further to our previous correspondence, I have now received the enclosed copy reply from the Rt Hon Sajid Javid MP, Secretary of State for Communities and Local Government.

When you have had an opportunity to consider the Secretary of State's reply, please let me know if I can be of further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Amber Rudd'.

Amber Rudd

Enc