

Public Notice

Designation of an area for Additional Licensing under Section 56, Housing Act 2004

Bath and North East Somerset Council ("the Council"), Lewis House, Manvers Street, Bath BA1 1JG, in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on the 21st June 2013 designated the area described below as subject to Additional Licensing.

The designation shall come into force on the 1st January 2014 and shall cease to have effect on the 31st December 2018. Under section 58 of the Act this designation falls within a description of designations for which the Secretary of State has issued general approval dated 30th March 2010. This means that following a minimum of 10 weeks consultation with persons who are likely to be affected, every Local Housing Authority in England has the Secretary of State's general approval to designate an area as subject to additional licensing.

The designation will cover the Council's electoral Wards of Oldfield and Westmoreland, a large part of Widcombe and small sections of the adjoining Wards of Bathwick, Lyncombe, Southdown and Twerton. A map of the area covered and list of roads included are available to view at www.bathnes.gov.uk/hmos.

The proposed scheme includes all Houses in Multiple Occupation (HMOs) in the designated area that are not already subject to mandatory licensing (or exempted by the relevant sections of the Housing Act 2004), subject to the exception below.

Exception:

- Buildings converted entirely into self-contained flats (s257 HMOs), although the individual flats maybe licensable in their own right.
- Purpose built student accommodation where the organisation which manages the building is subject to a national approved code of practice and the building in question is subject to that code.

If you wish to inspect the designation, or if you are a landlord, managing agent or a tenant and you require further information regarding this designation, or require advice on making or obtaining an application, please contact the Council's Housing Services by Tel: 01225 396444, Email: hmo_licensing@bathnes.gov.uk, Post: HMO Licensing, Housing Services, PO Box 3343, Bath, BA1 2ZH or visit the website: www.bathnes.gov.uk/hmos.

The designation can be viewed in person and an application can be obtained from the One Stop Shop, 3-4 Manvers Street, Bath, BA1 1JQ during office hours.

All landlords, property managers or tenants within the designated area should seek advice on whether their property is affected by the designation by contacting Housing Services.

Upon the designation coming into force on the 1st January 2014 any person who operates a licensable HMO without a licence, or allows a licensed HMO to be occupied by more households or persons than authorised by a licence, is liable to prosecution and upon summary conviction to a maximum fine of £20,000. A person who breaches a condition of a licence is liable upon summary conviction to a maximum fine of £5,000.

Other consequences include being prevented from managing a licensed HMO and rent repayment orders.

Signed by Graham Sabourn, Head of Housing for and on behalf of Bath & North East Somerset Council, PO Box 3343, Bath, BA1 2ZH, Tel: 01225 477000, Email: housing@bathnes.gov.uk