

Public Notice
Northampton Borough Council
DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING

NOTICE IS HEREBY GIVEN in accordance with the Housing Act 2004 (“the Act”) Section 59 that Northampton Borough Council acting as a local housing authority in exercise of its powers under Section 56 of the Act, has designated the area detailed below as subject to additional licensing of Houses in Multiple Occupation (“HMOs”).

COMMENCEMENT AND DURATION

The designation was made on 16th October 2019 and shall come into force on 1st February 2020. The designation shall cease to have effect on 31st January 2025, or earlier if the Council revokes the scheme under Section 60 of the Act. The scheme to which the designation applies has General Approval of the Secretary of State under section 58 of the Act under The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015.

AREA TO WHICH THE DESIGNATION APPLIES

This designation shall apply to Northampton Borough Council wards of Abington, Billing, Boothville (part of), Brookside, Castle, Delapre and Briar Hill (part of), Eastfield, Headlands, Kingsley, Kingsthorpe, Obelisk (part of), Park, Parklands (part of), Phippsville, Rectory Farm, Riverside (part of), Rushmills (part of), Semilong (part of), Spencer (part of), Spring Park, St Davids, St James (part of), Sunnyside, Talavera (part of), Trinity and Westone (“the Designated Area”).

APPLICATION OF THE DESIGNATION

The designation applies to all HMOs as defined under Section 254-259 of the Act (other than those falling within the mandatory licensing regime under that Act) that are occupied by 3 or more persons forming 2 or more single households within the Designated Area.

For an application for a licence to be considered under this designated licensing scheme, it must provide prescribed particulars and must be accompanied by the requisite fee.

Failure to licence a property that is required to be licensed is an offence under Section 72 of the Act and could result in an unlimited fine on conviction, a civil penalty of up to £30,000.00 and/or a rent repayment order.

INSPECTION OF DOCUMENTS

A copy of the designation may be inspected at the Council offices, Northampton Borough Council, One Stop Shop, The Guildhall, St Giles Square, Northampton NN1 1DE, telephone number 0300 330 7000, email pshs@northampton.gov.uk during normal office hours (Monday – Friday 09:00 – 17:00).

EFFECT OF THE DESIGNATION

Every HMO within Northampton Borough to which this designation applies shall be required to be licensed under Section 61 of the Act. Any landlord, person managing, or tenant of an HMO within Northampton Borough should seek advice from Northampton Borough Council at the above address regarding whether or not a property is affected by the designation. Where the premises are subject to a decision by the Council as to its requirement for licensing as an HMO the Council will first consider whether the premises is subject to mandatory licensing and then in the alternative it will consider whether the Scheme applies. An application form for a licence can be obtained from the Council at the above address or on-line at <https://www.northampton.gov.uk/info/200277/private-housing/1288/houses-in-multiple-occupation-hmos>.

NOTIFICATION REQUIREMENTS

Northampton Borough Council will comply with the notification requirements under Section 59 of the Act and shall maintain a public register of all houses licensed under the designation as required under Section 232 of the Act.