



Housing Act 2004, Section 56

PUBLIC NOTICE OF DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION

Notice is hereby given that the City & County of Swansea has confirmed the designation of an additional licensing scheme in respect of houses in multiple occupation in the Castle and Uplands Electoral Wards. This scheme will be known as The City & County of Swansea's Additional HMO Licensing Scheme 2016 ('the Scheme'). The confirmation of the designation is in accordance with Section 56 – 60 of The Housing Act 2004 and Regulation 9 of The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006.

The designation was made at a meeting of the Council of the City & County of Swansea on 26th November 2011. The Housing Act 2004 (Additional HMO Licensing) (Wales) General Approval 2007, which came into effect on 13th March 2007, applies to this designation.

The Scheme will be effective from 9th March 2016 and, unless revoked beforehand, will cease to have effect on 9th March 2021. The Scheme applies to all houses in multiple occupation (HMOs) within the Castle and Uplands Electoral Wards except those exempted by the relevant sections of The Housing Act 2004.

Any landlord, person managing or tenant within the Castle and Uplands Electoral Wards should seek advice from the HMO Team of the Directorate of Place of the City & County of Swansea as to whether their property is affected by the designation of this Scheme.

A person having control of or managing an HMO in the designated area must apply to the City & County of Swansea for a licence.

Failure to apply for a licence is an offence under Section 72(1) of The Housing Act 2004 for which a person may be fined up to £20,000. An application may also be made to the Residential Property Tribunal to make a Rent Repayment Order requiring the repayment of up to 12 months' rent collected during the time the property was unlicensed.

An application to license an HMO must be in a prescribed format, must contain certain particulars and must be accompanied by the requisite fee. To request an application form please contact The HMO Team, Directorate of Place, City & County of Swansea, Civic Centre, Oystermouth Road, Swansea, SA1 3SN or telephone (01792) 635600 or e-mail evh@swansea.gov.uk An application form may also be downloaded from www.swansea.gov.uk/hmos

A copy of the Scheme is available on the City & County of Swansea Council's website www.swansea.gov.uk/hmos or by contacting the Directorate of Place by the methods detailed above.