

## Public Notice

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

Nottingham City Council ("the Council"), Loxley House, Station Street, Nottingham, NG2 3NG, in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on the 19<sup>th</sup> September, 2023 designated the area described below as subject to Additional Licensing.

The designation shall come into force on the 1st January 2024 and shall cease to have effect on the 31st December 2028. The designation falls within the description of designations which do not require specific confirmation by the Secretary of State but for which the Secretary of State has issued a general approval dated 26 March 2015.

The designation covers all of the Council's administrative area. A map of the designation can be found here at Item 105 Appendix 1 Additional Licensing 3 Designation:

<https://committee.nottinghamcity.gov.uk/ieListDocuments.aspx?CId=177&Mid=9776>

The designation applies to all Houses in Multiple Occupation (HMOs) in the designated area unless:-

- (a) the building is of a description specified in Annex B (Buildings that are not HMOs for the purpose of the Act - other than Part 1)
- (b) the HMO is subject to an Interim or Final Management Order under Part 4 of the Act
- (c) the HMO is subject to a temporary exemption under section 62 of the Act;
- (d) the HMO is required to be licensed under section 55 (2) (a) of the Act (mandatory licensing), or
- (e) the HMO is of a type which complies with an Approved Code of Practice under the The Housing (Codes of Management Practice) (Student Accommodation) (England) Order 2010 (or any Order subsequently amending or replacing the same) and which are administered by ANUK
- (f) as the HMO is of a type defined by Section 257 of the Act (certain converted blocks of flats)

All landlords, property managers or tenants within the designated area should seek advice on whether their property is affected by the designation by contacting the Council's HMO Team

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 HMO team by:

Email: [hmo@nottinghamcity.gov.uk](mailto:hmo@nottinghamcity.gov.uk) Telephone: 01159152020  
Post: Loxley House, Station Street, Nottingham NG2 3NG or Website:  
<https://www.nottinghamcity.gov.uk/information-for-residents/housing/private-rented-accommodation/information-for-landlords/licensing-for-landlords/additional-licensing/>

To check whether a property is within the designated area go to:  
<http://geoserver.nottinghamcity.gov.uk/myproperty> and enter the postcode.

Alternatively, the designation can be inspected at Loxley House, Station Street, Nottingham, NG2 3NG during office hours (9:00am to 5:00pm). Please contact the HMO team to arrange this.

Upon the designation coming into force on the 1st January 2024 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, or a person who breaches a condition of a licence is liable to prosecution and upon summary conviction to an unlimited fine. In addition, such persons may be prevented from managing a licensed HMO and/or may be made subject to a rent repayment order.



Signed by:  
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