



## Bedford Borough Council

### Designation of an area for additional licensing of Houses in Multiple Occupation (HMOs)

#### Section 56, Housing Act 2004

NOTICE is hereby given that on the 13th February 2018 Bedford Borough Council (the Council) made a designation (subject to standard call in procedure) under section 56(1) of the Housing Act 2004 (the Act), designating the whole of the Borough Council's area as subject to additional licensing for HMOs including the following wards:

- |                       |                 |                           |                 |                |
|-----------------------|-----------------|---------------------------|-----------------|----------------|
| • Brickhill           | • De Parys      | • Harrold                 | • Kempston West | • Riseley      |
| • Bromham & Biddenham | • Eastcotts     | • Kempston Central & East | • Kingsbrook    | • Sharnbrook   |
| • Castle              | • Elstow        | • Kempston North          | • Newnham       | • Wilshamstead |
| • Caudwell            | • Goldington    | • Kempston Rural          | • Oakley        | • Wootton      |
| • Clapham             | • Great Barford | • Kempston South          | • Putnoe        | • Wyboston     |
|                       | • Harpur        |                           | • Queens Park   |                |

The designation applies to all HMOs that are privately rented and:

- Are occupied by three or more occupiers sharing amenities such as bathroom facilities or are
- Properties defined as section 257 HMOs consisting of self-contained flats converted before 1991 where more than a third of tenancies are short hold.

It does not include HMOs that are already subject to mandatory licensing under the Act or those that are subject to any statutory exemption under schedule 14 of the Act.

The designation is not required to be confirmed by the appropriate national authority, being subject to general approval under section 58 of the Act: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015. The designation will come into force on the 17th May 2018 and unless revoked beforehand it will remain in force for a period of 5 years from this date.

If you are a landlord, managing agent or leaseholder and would like to obtain more advice about whether your property is affected you can contact [hmolicensing@bedford.gov.uk](mailto:hmolicensing@bedford.gov.uk) or visit [www.bedford.gov.uk/HMO](http://www.bedford.gov.uk/HMO). A copy of the designation may be inspected at Borough Hall Reception, Caudwell St. Bedford MK42 9AP Monday – Friday 8.00am-5.00pm (Tel 01234 267422). Applications for licenses and general advice may also be obtained from the email address above.

It is recommended that if you think you may be affected you should contact the Council as failure to license a property that is required to be licensed is a criminal offence and could result in an unlimited fine through the courts or a civil penalty of up to £30,000, the making of a rent repayment order and/or the loss of the right to manage the property. Email address for correspondence is [hmolicensing@bedford.gov.uk](mailto:hmolicensing@bedford.gov.uk).

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*Notice to be removed 4th May 2018*