



Coventry City Council

PUBLIC NOTICE

DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION (HMOS).

This notice is published in accordance with Sections 56 to 60 of the Housing Act 2004 and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006.

Notice is hereby given that Coventry City Council in Full Council on 14th January 2020 designated an additional licensing scheme in respect of Houses in Multiple Occupation (HMOS). The area affected is the whole of the City of Coventry.

This scheme will be known as the Coventry City Council Additional Licensing of Houses in Multiple Occupation Scheme 2020.

This designation has General Approval under section 58 of the Housing Act 2004 by the Secretary of State under the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015, which came into force on the 1st April 2015.

The designation and Scheme will come into force on 4th May 2020 and unless revoked beforehand will cease to have effect on 3rd May 2025.

With effect from 4th May 2020 the designation and Scheme applies to:

- a) Any HMO which is occupied by three or four occupiers irrespective of the number of storeys; and
- b) Any HMO defined under section 257 of the Housing Act 2004 that are mainly or wholly tenanted, including those with resident landlords.

A person having control of or managing a HMO must apply to Coventry City Council for a licence. Failure to apply for a licence is an offence under Section 72(1) of the Housing Act 2004 and is punishable on conviction by payment of an unlimited fine. The Council may decide as an alternative to prosecution, to issue a Civil Penalty of up to £30,000. In addition, an appropriate person managing a HMO can be required to repay up to 12 months' rent if the tenant or the Council, in the case of housing benefit payments, apply to the First Tier Tribunal under the provisions of Sections 73 and 74 of the Housing Act 2004 for a rent repayment order.

Any person, landlord, managing agent or other person managing a HMO or any tenant within Coventry may inspect the designation and may seek advice as to whether their property is affected by the designation by contacting the Council during normal office hours, which are: 9am to 5pm, Monday to Thursday and 9am to 4.30pm Friday.

Contact details for the Council are in writing: to Property Licensing Team, Coventry City Council, PO Box 15, Council House, Coventry, CV1 5RR; email hmo@coventry.gov.uk ; or telephone 024 7697 5467.