

PUBLIC NOTICE
THE METROPOLITAN BOROUGH COUNCIL OF SANDWELL
HOUSING ACT 2004 SECTION 56

**DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF
HOUSES IN MULTIPLE OCCUPATION 2024**

1. THE METROPOLITAN BOROUGH COUNCIL OF SANDWELL (“the Council”) HEREBY GIVES NOTICE that the Council, being the Local Housing Authority, in exercise of its powers under Section 56 of the Housing Act 2004 (“The Act”) has designated all wards within the Borough of Sandwell for additional licensing of Houses in Multiple Occupation (“HMOs”).
 2. The designation was made on **19th June 2024** and will come into force on **1st October 2024**. The designation will last for 5 years, until **30th September 2029** or earlier if the Council revokes the scheme under section 60 of the Act.
 3. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26th March 2015 and therefore does not need to be confirmed by the Secretary of State.
 4. The designation applies to all HMOs, as defined by section 254 Housing Act 2004, which are privately rented and are occupied by 3 or more persons comprising 2 or more households (irrespective of the number of storeys within the HMO) under a tenancy or licence unless it is an HMO that is subject to mandatory licensing or is subject to any statutory exemptions. This includes single storey flats and two, three or more storey properties as well as s257 flats (converted flats meeting the test under s257 of the Act).
 5. This notice is published in accordance with Section 56 to 60 of the Act and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Misc. Provisions) (England) Regulations 2006.
 6. The designation may be inspected at: Sandwell Council House, Private Rented Sector and Housing Standards Team, Freeth Street, Oldbury, B69 3DE. Members of the public can be emailed copies of the designation upon request. Copies are also displayed on the Council’s website.
- The Private Rented Sector and Housing Standards Team can be contacted via:
Email: landlord_licensing@sandwell.gov.uk
Telephone: 0121 368 1177 (option 2)
Website: https://www.sandwell.gov.uk/info/200223/housing/4777/additional_licensing
7. Any landlord, person managing, or tenant in the area of the district of Metropolitan Borough Council of Sandwell should seek advice from the Council on whether their property is affected by this designation and should apply to licence their property at the above website.

8. WARNING: Failure to licence a property which requires licensing by virtue of this designation may result in an unlimited fine on summary conviction under the provisions of section 72 of the Act or a Civil Penalty of no more than £30,000. A person who breaches a condition of the licence is liable upon conviction to a maximum fine of £5,000 or a Civil Penalty of no more than £30,000. Tenants and/or the Council may apply for a rent repayment order under Sections 73 and 74 of the Act.

Dated: 19th June 2024

Signed:

A handwritten signature in black ink, appearing to read 'Alan Lunt', written in a cursive style.

Alan Lunt

Executive Director - Place