

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 the Oxford City Council has on the 15th October 2015 designated an additional licensing scheme in respect of houses in multiple occupation (HMOs). The area affected covers the entire City of Oxford.

This scheme will be known as the Oxford City Council Additional Licensing of Houses in Multiple Occupation Scheme 2016 (Phase 1) and the Oxford City Council Additional Licensing of Houses in Multiple Occupation Scheme 2017 (Phase 2).

The scheme, to which the designation applies, 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 26th March 2015. Therefore the designation need not be confirmed and will come into force on the 25th January 2016 in respect of Phase 1 and the 31st January 2017 in respect of Phase 2 and unless revoked beforehand the Scheme will cease to have effect on the 24th January 2021.

With effect from the 25th January 2016 Phase 1 of the Scheme applies to:

- a) Any HMO which is comprised of three storeys and contains three or four occupiers and any HMO which is comprised of two storeys that contain five or more occupiers

With effect from the 31st January 2017 Phase 2 of the Scheme also applies to:

- b) Any HMO which is comprised of two storeys or a single storey that contain three or four occupiers and all self-contained flats that are Houses in Multiple Occupation, irrespective of the number of storeys, but, so far as concerns section 257 Houses in Multiple Occupation, limit the designation to those that are mainly or wholly tenanted, including those with resident landlords.

A person having control of or managing an HMO must apply to the Oxford 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 set by the Courts. In addition they may 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 the City 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, Oxford City Council, HMO Enforcement Team, St Aldate's Chambers, St Aldate's, OX1 1DS email hmos@oxford.gov.uk or telephone 01865 252211.