



## **Leicester City Council Designation of an Area for Selective Licensing under Section 80, Housing Act 2004 Selective Licensing within parts of the Wards of - Stoneygate (East Cluster); Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster); Saffron (South Cluster)**

Leicester City Council in exercise of their powers under section 80 of the Housing Act 2004 (“the Act”) hereby designates for selective licensing in the areas described in paragraph 4.

The Designation does not need to be confirmed by the Secretary of State as it falls within a description of designations for which the Secretary of State has issued a General Approval under Section 82 of the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015.

### **CITATION, COMMENCEMENT AND DURATION**

1. This designation may be cited as Leicester City Council designation for Areas for Selective Licensing within parts of the Wards of - Stoneygate (East Cluster); Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster); Saffron (South Cluster).
2. This designation was made by Leicester City Council on **7 July 2022** and shall come into force on **10 October 2022**.
3. This designation shall cease to have effect on **9 October 2027** or earlier if the Council revokes the scheme under section 84 of the Act.

### **AREA TO WHICH THE DESIGNATION APPLIES**

4. This designation shall apply to parts of the Wards of - Stoneygate (East Cluster); Westcotes, Fosse, Braunstone Park & Rowley Fields (West Cluster); Saffron (South Cluster) as delineated and edged blue on the map at Annex A.

### **APPLICATION OF THE DESIGNATION**

5. This designation applies to any house as defined by the Act which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless-
  - a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act;
  - b) the tenancy or licence of the house has been granted by a registered social landlord;
  - c) the house is subject to an Interim or Final Management Order under Part 4 of the Act;

- d) the house is subject to a temporary exemption under section 86 of the Act;  
or
- e) the house is occupied under a tenancy or licence which is exempt under the Act or the occupation is of a building or part of a building so exempt.

## EFFECT OF THE DESIGNATION

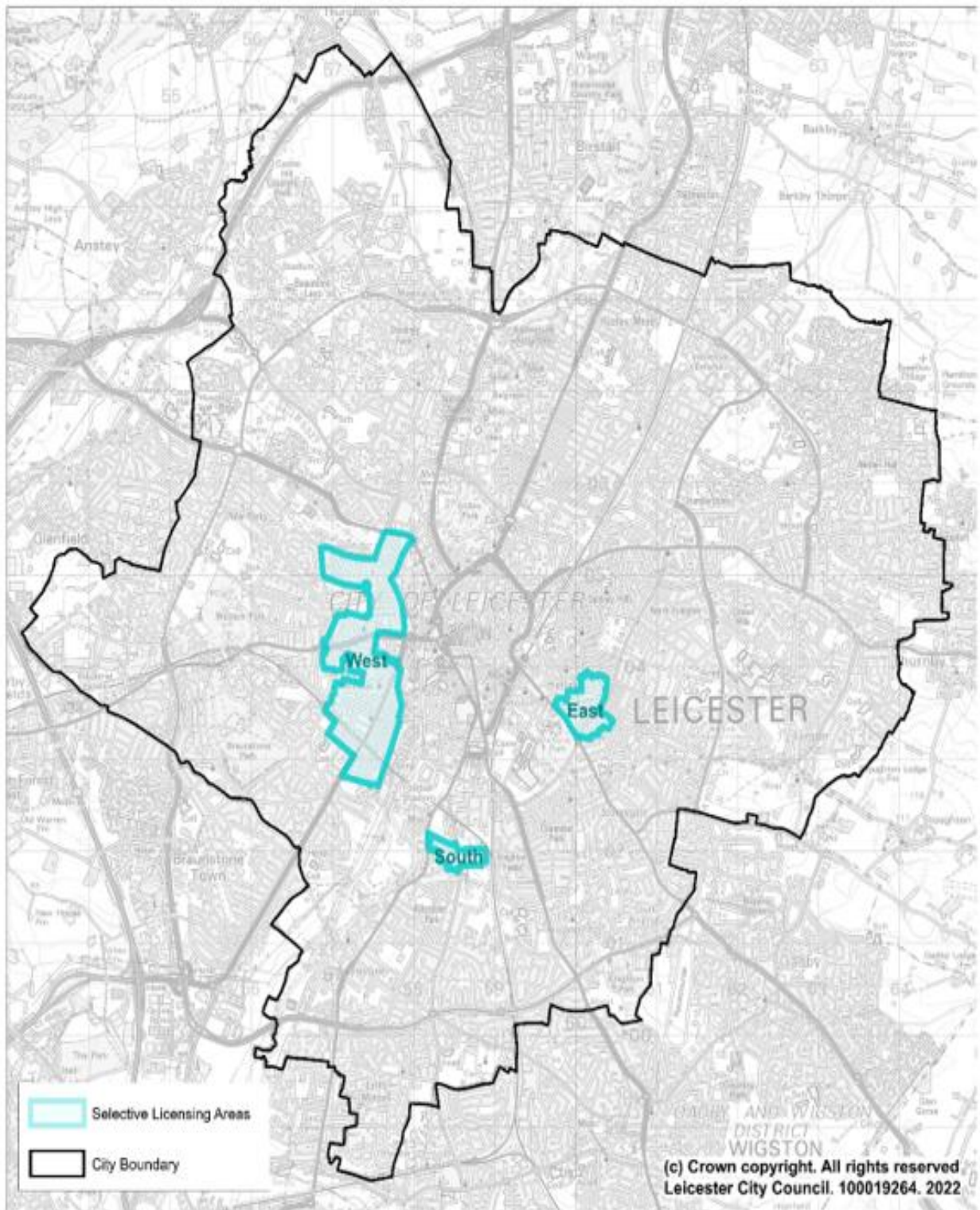
6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act.
7. Leicester City Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.
8. Upon the Designation coming into force, any person who operates a licensable property without a licence, is liable to prosecution under section 95(1) of the Act and upon summary conviction is liable to a maximum fine of up to £20,000. A person who breaches a condition of a licence is liable upon summary conviction to a maximum fine of £5,000. In addition, such a person 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 Residential Property Tribunal under the provisions of section 96 and section 97 of the Housing Act 2004 for a rent repayment order. No notice under section 21 of the Housing Act 1988 may be given in relation to an assured shorthold tenancy of the whole or part of an unlicensed house so long as it remains an unlicensed house.
9. Any landlord, managing agent or tenant within the designated areas should seek advice from the Council as to whether their property is affected by the Designation during normal office hours, which are 9am to 5pm, Monday to Friday. General advice concerning the Designation or applications for licences may be obtained from the Selective Licensing team at Leicester City Council, York House, 5th Floor, 91 Granby Street, Leicester, LE1 6FB (Tel: 0116 4547133, email [selectivelicensing@leicester.gov.uk](mailto:selectivelicensing@leicester.gov.uk).)
10. The Designation in respect of selective licensing areas in the City of Leicester may be inspected at:
  - 1) Aylestone Library and Café, Aylestone Leisure Centre, 2 Knighton Lane East LE2 6LU
  - 2) Fosse Neighbourhood Centre, Mantle Road, LE3 5HG
  - 3) Knighton Library, 165 Clarendon Park Rd, LE2 3AJ.

a copy of the Designation can be obtained from the Council's website.

[www.leicester.gov.uk/selectivelicensing](http://www.leicester.gov.uk/selectivelicensing)

# Annex A – MAP OF DESIGNATED AREAS AND LISTS OF ROADS WITHIN THE DESIGNATED AREAS

## Map Showing Selective Licensing Scheme Areas - Leicester City



### List of Road in the Designated Selective Licensing Areas

Street Name	Included Part Street
Abingdon Road	
Abingdon Walk	
Alma Street	
Arundel Street	
Ashleigh Road	
Balfour Street	
Barclay Street	
Bartholomew Street	
Bassett Street	
Battenberg Road	
Beaconsfield Road	
Beatrice Road	
Beckingham Road	
Biddulph Ave	1 -9 not 1A
Biddulph Street	
Bisley Street	
Blue Fox Close	
Bolton Road	
Bonchurch Street	
Borlace Street	
Bosworth Street	
Bramley Road	
Briton Street	3 - 43 odd and 8 - 38 even
Brooksby Street	
Browning Street	
Bruce Street	
Cambridge Street	
Canterbury Terrace	
Carlisle Street	
Catesby Street	
Cavendish Mews	
Cavendish Road	
Cedar Road	
Celt Street	
Central Road	
Chandos Street	
Chartley Road	
Chaucer Street	
Cherryleas Drive	
Church Avenue	
Clifford Street	
Clifton Road	
Compton Road	
Connaught Street	
Cranmer Street	
Cromer Street	

Street Name	Included Part Street
Daneshill Road	
Dannett Street	
Dannett Walk	
Danvers Road	
Dashwood Road	
Denton Street	1 -3 odd and 2 - 4 - even
Devana Road	1- 63a odd and 2 -10a even
Draper Street	
Dulverton Road	
Dunster Street	
Dunton Street	
Eastleigh Road	
Empire Road	
Equity Road	
Evington Footway	
Evington Place	
Evington Road	1 -159 odd and 2 - 118 even
Flora Street	
Fosse Road Central	
Fosse Road North	
Fosse Road South	1 -281 odd and 2a - 256 even
Franch Road	
Gaul Street	
Glenfield Road	1 -89 odd and 2 - 50 even
Glenfield Road East	
Guilford Street	
Haddenham Road	3 -135 odd and 2 - 130 even
Hamilton Street	
Hardwick Court	
Harrow Road	
Hawthorne Street	
Henton Road	
Herschell Street	
Hinckley Road	7 -265 odd and 2 - 238 even
Hoby Street	
Hopefield Road	
Hughenden Drive	
Imperial Avenue	3 -37 odd
Ingle Street	
Ivanhoe Street	
Ivy Road	

Street Name	Included Part Street
Kate Street	
Kimberley Road	3 -49 odd and 2 - 74 even
King Richards Road	
Kirby Road	
Knighton Fields Road West	7 -103 odd and 2 - 138 even
Lambert Road	
Latimer Street	
Laurel Road	
Lavender Road	
Linkway Gardens	
Livingstone Street	
London Road	148a - 220 even
Lonsdale Street	
Lothair Road	
Luther Street	
Lyme Road	
Mantle Road	
Marlow Road	1 -37 odd and 2 - 36 even
Marshall Street	
Mayfield Road	
Merton Avenue	
Minehead Street	
Mostyn Street	
Mountcastle Road	
Narborough Road	1 -259 odd and 2 - 330 even
New Park Road	
Newport Street	
Noble Street	
Mundella Street	
Muriel Road	
Myrtle Road	
Narborough Road	1 -259 odd and 2 - 330 even
New Park Road	
Newport Street	
Noble Street	
Noel Street	
Nook Street	
Norfolk Street	11 -61 odd and 94 - 96 even
Norman Street	
Nugent Street	
Nutfield Road	
Oban Street	

Street Name	Included Part Street
Oliver Street	
Onslow Street	
Oxford Avenue	
Paton Street	
Pool Road	
Porlock Street	
Raymond Road	
Repton Street	
Ridley Street	
Ripon Street	
Rivers Street	
Roman Street	
Roslyn Street	
Rowan Street	
Ruby Street	
Ruding Road	
Ruding Terrace	
Rugby Street	
Saffron Hill Road	
Saffron Lane	179 -233 odd and 182 - 216 even
Saxon Street	
Shaftesbury Road	
Shakespeare Street	
Sheffield Street	
Sheridan Street	
Skipworth Street	
St Albans Road	
St Dunstan Road	
Tudor Close	
St James Road	
Tyndale Street	
Tyrrell Street	
Upperton Rise	
Upperton Road	1 -181 odd and 6 - 118 even
Vaughan Street	
Vernon Street	
Victoria Terrace	
Walton Street	
Warren Street	
St James Road	
St James Terrace	
St Pauls Road	
St Peters Road	25 -87 odd and 36 – 88a even
St Stephens Road	
Stephenson Drive	138 - 150 even
Storey Street	

Street Name	Included Part Street
Stretton Road	
Stuart Street	
Sutherland Street	
Sweetbriar Road	
Sykefield Avenue	
Sylvan Street	
Taunton Road	
Tennyson Street	
Tetuan Road	
Tewkesbury Street	
Thackeray Street	
Warwick Street	

Street Name	Included Part Street
Wentworth Road	
Westcotes Drive	1 -105 odd and 2 - 186 even
Western Road	3 -251a odd and 122a - 278 even
Westleigh Avenue	
Westleigh Road	
Wilberforce Road	
Wilmington Road	
Winchester Avenue	
Wolverton Road	
Woodgate	2 - 88 even