



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); (No.2)

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) (No.2)”.
2. This designation is made on **29 September 2022** and shall come into force on **29 December 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); (No.2) as identified in the table 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).
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

Date and authentication by the Council 29 September 2022

Annex A – LIST OF DESIGNATED PROPERTIES AND LISTS OF ROADS WITHIN THE DESIGNATED AREAS

STREET	Particulars
Briton Street	Number 1
Conifer Close	Whole Street
Devana Road	Number 12
Fosse Road South	Number 1
Norfolk Street	Number 90 - 92 evens
Paget Road	Whole street
Tudor Road	Whole street
Westcotes Drive	1 - 49 and 59 - 105 odds,
Western Road	270 - 378 even
Woodgate	80 – 88 even