

## Doncaster Borough Council

### **HOUSING ACT 2004 – SECTIONS 80-84 DESIGNATION OF HEXTHORPE AS AN AREA FOR SELECTIVE LICENSING**

1. **NOTICE IS HEREBY GIVEN** that on 15th November 2021 Doncaster Borough Council (“the Council”) acting as local housing authority in exercise of its powers under Sections 80-84 of the Housing Act 2004 (“the Act”) has designated Hexthorpe, (“the Area”) for selective licensing. The designation will come into force on 1st March 2022.
2. The designation Area applies to the residential area of Hexthorpe as shown and delineated in red on the plan shown at Appendix A (which can be viewed at [www.doncaster.gov.uk/services/housing/hexthorpeslc](http://www.doncaster.gov.uk/services/housing/hexthorpeslc)).
3. The designation does not require confirmation by the Secretary of State and falls within a general approval issued by the Secretary of State under Section 82 of the Act, namely the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015.
4. The designation requires any house which is let or occupied under a tenancy or licence within the area to be licensed by the Council unless-
  - (a) the house is a House in Multiple Occupation (HMO) 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;
  - (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 as defined in The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006
  - (f) SI 370/2006.
5. Any private landlord, person managing or tenant within the Area is advised to seek advice from the Council on whether their property is affected by the designation.
6. Private landlords and persons managing houses in the Area are required to obtain a licence by the 1st March 2022, unless a notification in relation to a temporary exemption or an application for a licence is effective.
7. Any person who without reasonable excuse, has control of or manages a house in the Area which is required to be licensed but which is not will be guilty of an offence and liable on conviction to a fine. A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to a fine. The Council may, as an alternative to prosecution, impose a civil penalty not exceeding £30,000 for these offences. In addition, an application may be made for a rent repayment order requiring repayment of rent or housing benefit and further, no Notice under Section 21 of the Housing Act 1988 (recovery of possession on expiry or termination of assured shorthold tenancy) may be given in relation to the whole of or part of the unlicensed house.
8. The name, address and contact telephone number and email details of the local housing authority making the Designation and the premises where the Designation and its accompanying plan may be inspected during normal office hours and where applications for licences and requests for general advice should be made is:

**Doncaster Borough Council, Regulation and Enforcement, Civic Office,  
Doncaster DN1 3BU**

**Telephone:** 01302 736945      **Email:** [Selective.Licensing@doncaster.gov.uk](mailto>Selective.Licensing@doncaster.gov.uk)

**Website:** [www.doncaster.gov.uk/services/housing/hexthorpeslc](http://www.doncaster.gov.uk/services/housing/hexthorpeslc)

**Dated: 15 November 2021**

**BY ORDER OF THE COUNCIL**

Scott Fawcus

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