

**HOUSES IN MULTIPLE OCCUPATION (HMOS) AND THE HOUSING ACT 2004
PUBLIC NOTICE IN RESPECT OF ADDITIONAL LICENSING SCHEME
THE DARLINGTON BOROUGH COUNCIL DESIGNATED AREA ADDITIONAL
LICENSING (HOUSES IN MULTIPLE OCCUPATION) SCHEME 2006
NOTICE**

Notice is hereby given that the Darlington Borough Council is deemed to have designated an additional licensing scheme in respect of Houses in Multiple Occupation in the designated area of the whole of the Borough of Darlington. This scheme will be known as The Darlington Borough Council Designated Area Additional Licensing (Houses in Multiple Occupation) Scheme 2006 (the Scheme). This is in accordance with Sections 56 to 60 of the Housing Act 2004, The Housing Act 2004 (Commencement No. 5 and Transitional Provisions and Savings) (England) Order 2006, and paragraphs (a), (b) and (c) of Regulation 9 (2) of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006.

The Scheme was deemed to have been made on 6th April 2006 and will cease to have effect on 5th April 2009.

The Scheme does not apply to:-

- (i) HMOs subject to mandatory licensing under Part 2 of the Housing Act 2004;
- (ii) HMOs which are no longer houses in multiple occupation under the new definition of HMO contained in the 2004 Act; and
- (iii) Relevant converted blocks of flats to which the Darlington Borough Council (Registration of Houses in Multiple Occupation) Control Scheme 1999 still applies.
- (iv) Exempt HMOs as set out in Schedule 14 of the Housing Act 2004

Any landlord, person managing, or person intending to establish a HMO or any tenant of a HMO within the borough should seek advice from the Authority on whether their property is affected by the designation.

Failure to apply for a licence is an offence under Section 72(1) of the Housing Act 2004 for which a person may be fined up to £20,000.

For an application to be considered it must provide prescribed particulars and must be accompanied by the required fee, the amount of which will depend on the number of units let or available for letting in the HMO concerned.

General advice, particulars of the scheme, the fee payable and the application forms may be obtained during office hours (Monday to Thursday 8.30am to 5.00pm and Friday's 8.30am to 4.30pm) or requested in writing to the address below, by telephoning 01325 734 100 or by e-mailing housing.renewal@darlington.gov.uk and an application pack will be sent to you.

Housing Renewal, Housing Services, 5 Skinnergate, Darlington DL3 7NB.

Tel: 01325 734100. Fax: 01325 734109.