For the application of mandatory licensing see SI 37/2006 - The Licensing of Houses in Multiple Occupation (Prescribed descriptions) (England) Order 2006

If the HMO is required to be licensed under section 56(2)(e) of the Act (mandatory licensing) the HMO is subject to a temporary exemption under section 62 of the Act: or the HMO is subject to an interim right of final management order under Part 4 of the Act: for the purpose of the act – other than Part I:

(a) the building is of a description specified in Annex C (Buildings that are not HMOs for area described in paragraph 4 unless –

5. This designation applies to the HMOs of the description specified in Annex B within the edged red (on the map of Annex A James Retail Park and Canberry Brewery) and description as defined (boxed in pink and James Road) Castle (excluding the area to the south adjoining St James’ Wesre, comprising St James’ Road bounded by Park Avenue, North Avenue and Kent Road by London Road at the south western point and the Delapre Works to the east and bounded (Spence Bridge Road and Hertford Road) in area of Delapre and Brief Hill) bounded by Kingsgrove; St Davids; Kingsley; Semington; Thirty; area of St James’ Wesre bounded by the University Park Campus of Boughton Green Road; Spring Park; Sunnyside;

4. This designation shall apply to Northampton Borough Council wards of Oatfield (excluding

AREA TO WHICH THE DESIGNATION APPLIES

Reverses the scheme under section 60 of the Act:

This designation shall cease to have effect on 2 November 2019 or earlier if the Council

2. This designation is made on 3 July 2014 and shall come into force on 3 November 2014.

1. This designation may be added to the Northampton Borough Council designation for an

CITATION, COMENCEMENT AND DURATION

(“HMO” the area described in paragraph 4

AC2 2004 (the Act) hereby designates for additional licensing of Houses in Multiple Occupation for Northampton Borough Council in exercise of their powers under section 55 of the Housing

DESIGNATION OF AN AREA FOR ADDITIONAL HMO LICENSING

The Northampton Borough Council designation of an area for additional licensing of
Section 232 of the Act and paragraph 11 of SI 373/2005

Section 10

The house is not suitable to be licensed under paragraphs 11 and 12 of the Act and is therefore not licensed.

Section 62 of the Act provides for certain temporary exemption from the licensing requirements. As to suitability see section 64. Note: if classified as a "suitable" house, then the Act requires the Council to license it.

Date 3rd July 2014

An officer authorised by the Northampton Borough Council

Signed

Date and authentication by the Council [3 July 2014]

The Northampton Borough Council will comply with the notification requirements contained in section 65 of the Act.

Subject to sub paragraphs 5(e) to (g) every HMO of the description specified in that paragraph in the area specified in paragraph 4 shall be required to be licensed under these Regulations.

Effect of the Designation
Annex B - Paragraph 5: HMOS subject to the designation
The Residential Family Care Centres Regulations 2002
The Children's Homes Regulations 2001
The Care Homes Regulations 2001
The Criminal Justice and Court Service Act 2000 (Approved Premises) Regulations 2001
The Detention Centre Rules 2002
The Young Offender Institute Rules 2002
The Prison Rules 1998
The Secure Training Centre Rules 1998
section 44 of the Nationality, Immigration and Asylum Act 2002
section 44(2) of the Prison Act 1952
sections 87 to 87D of the Children Act 1989

4. A tenancy, licence of occupation or a house which is regulated under the following

Buildings Regulated by other enactments:

a) A body which is registered as a social landlord under Part 1 of the Housing Act 1996.
b) A health service body within the meaning of section 4 of the National Health Service and
   Community Care Act 1990
c) A health service body within the meaning of section 4 of the National Health Service and
   Community Care Act 1990
d) A fire and rescue authority under the Fire and Rescue Services Act 2004

e) A police authority established under section 55 of that Act
f) A police authority established under section 3 of the Police Act 1996 or the Metropolitan
   Police Authority

1. A building where the possession managing or having control is:

Annex C - Paragraph 5(a): Buildings that are not HMOs for the
 Purpose of the Act
10. In this annex, "building" includes a part of a building.

Meaning of "building"

9. Any building which is only occupied by two persons (forming two households).

Buildings occupied by two persons

8. A building which is occupied by a person or persons to whom paragraph 7 applies to.

Buildings occupied by resident landlord etc.

Accommodation of students of any year within the block:

(a) and/or a connected block of flats to which section 257 of the Act applies, except for
(b) none of the households of the person or persons but this exemption does

7. A building which is only occupied by

Building occupied by owners

Religious communities

for the management of a special education establishment and

(high education at the special education establishment and

the occupiers of the house or dwellings are undertaking a full-time course of further or

which is managed or controlled by a special educational establishment or is of a

6. A building
This designation is made by Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE, telephone number 0300 330 7000. Email

ally considered whether the Scheme applies.

Consider whether the premises is subject to mandatory licensing and then in the

an HMO has a basement or floors above the first floor level, the Council will first

the premises is subject to a decision by the Council as to its eligibility for licensing as

of the premises and the HMO lies wholly or in part within the Designated Area, where

floors, where the two floors occupied exclusively comprises the ground floor and first floor

The Scheme applies to all two story HMO's occupied wholly or partly as an HMO on two

2014 and unless revoked beforehand will cease to have effect on 2 November 2019.

Therefore the designation need not be continued and will come into force on 3 November


Houses in Multiple Occupation and Selective Licensing of Other Residential
Housing Act 2004 by the Secretary of State under The Housing Act 2004: Licensing of
The Scheme to which the designation applies has General Approval under section 56

for Additional Licensing of Houses in Multiple Occupation Scheme 2014 ("the Scheme").

This scheme will be known as the Northampton Borough Council Designation for an Area

David's, Sunnyside and Trinity ("the Designated Area").

Oxford (part of), Phippsville (part of), Semilong, Spring Park, St James (part of), St

Abington (part of), Castle (part of), Kingsley, Delapre and Brink Hill (part of), Kingshoreve,
The area affected covers all of the following wards within the Borough of Northampton:

Houses in multiple occupation (HMO's) consisting of two or more

2014 Designated in area in their district as subject to additional licensing in respect of

Notice is hereby given that Northampton Borough Council ("the Council") has on 3 July

PUBLIC NOTICE

Section 56 Housing Act 2004
Repayment order: Failure to licence a property that is required to be licensed is an offence under section 72(1) of the Housing Act 2004 which could result in a fine of up to £20,000 and/or a term of imprisonment.

Contact the Council for advice on whether their premises are affected by the Scheme.

Any landlord or person managing or tenant of an HMO in the designated area is advised to contact: T: 0300 330 7002, E: email phys@northampton.gov.uk

Team, Northampton Borough Council, The Guildhall, St Giles Square, Northampton, NN1 1DF.

Applications for licences and general advice may be made to the Private Sector Housing Team, One Stop Shop, The Guildhall, St Giles Square, Northampton, NN1 1DF.

A copy of the designation may be inspected at the council offices, Northampton Borough Council, One Stop Shop, The Guildhall, St Giles Square, Northampton, NN1 1DF.