WORCESTER CITY COUNCIL
PUBLIC LEGAL NOTICE
HOUSING ACT 2004 SECTION 56

THE WORCESTER CITY COUNCIL DESIGNATION OF ADDITIONAL WARDS FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION 2025

1. Worcester City Council ("the Council") HEREBY GIVES NOTICE that the Council, being the Local Housing Authority, in exercise of its powers under Section 56 of the Act has designated the entire City of Worcester ("the Area") for additional licensing of Houses in Multiple Occupation ("HMOs").

2. The designation was made on **21st May 2025** and will come into force on **1st September 2025**. The designation shall cease to have effect on **31 August 2030**.

3. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26th March 2015 and therefore does not need to be confirmed by the Secretary of State.

4. The designation applies to all HMOs, as defined by section 254 Housing Act 2004, which are occupied by 3 or more persons comprising 2 or more households (irrespective of the number of storeys within the HMO). This includes single storey flats and two, three or more storey properties as well as s257 flats (converted flats meeting the test under s257 of the Act).

5. This notice is published in accordance with Section 56 to 60 of the Act and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Misc. Provisions)(England) Regulations 2006.

6. The designation may be inspected at: Customer Service Centre, 89 High Street, Worcester, WR1 2EY. The designation is also available on the Council's website and will be emailed upon request to the private sector housing team. Private sector housing can be contacted via:
   Telephone: 01905 722288
   Email: privatehousing@worcester.gov.uk
   Website: https://www.worcester.gov.uk/housing/landlord-advice/additional-licensing-of-hmos

7. Any landlord, person managing, or tenant in the area of the district of Worcester City Council should seek advice from the Council on whether their property is affected by this designation and should apply to licence their property at the above website.

8. WARNING: Failure to licence a property which requires licensing by virtue of this designation may result in an unlimited fine on summary under the provisions of section 72 of the Act or a Civil Penalty of no more than £30,000. A person who breaches a condition of the licence is liable upon conviction to a maximum fine of £5,000 or a Civil Penalty of no more than £30,000. Tenants and/or the Council may apply for a rent repayment order under Sections 73 and 74 of the Act.

Dated: 21/5/25

Signed: Sian Stroud

Sian Stroud, Authorised Signatory