# PUBLIC NOTICEAshfield District Council logo

## DESIGNATION OF STANTON HILL AND SUTTON CENTRAL FOR SELECTIVE LICENSING

### Section 80, Housing Act 2004

Notice is hereby given that Ashfield District Council acting as local housing authority in exercise of its powers under section 80 of the Housing Act 2004 (“the Act”) has on the **5th April 2022,** designated two areas of Ashfield (“the Areas”) for selective licensing. The areas of Stanton Hill and Sutton Central are listed in Annex A.

The designations shall be known as the Ashfield District Council Designation of Stanton Hill and Sutton Central for Selective Licensing Phase 2. The designation applies to any privately rented property subject to any statutory exceptions set out below.

The designation falls within a description of designations for which the Secretary of State has issued a General Approval under section 82 of Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 dated 26th March 2015. Therefore the designation need not be confirmed and will come into force on **25th July 2022** and unless revoked under section 84 of the Act, this designation shall cease to have effect on **24th July 2027.**

This designation applies to any house which is let or occupied under a tenancy or licence within the streets listed in Annex A unless:

1. The house is a house in multiple occupation and is required to be licensed under Part 2 of the Act; or
2. The house is subject to a temporary exemption under section 86 of the Act; or
3. The house is subject to a management order under Chapter 1 or 2 of Part 4 of the Act; or
4. The tenancy or licence of the house has been granted by a non-profit registered provider of social housing, a profit-making registered provider of social housing in respect of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008), or a body which is registered as a social landlord under Part 1 of the Housing Act 1996; or
5. The tenancy or licence of the house or a dwelling contained in the house is defined as an exempt tenancy or licence within the meaning of The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006

On the Designation coming into force on the **25th July 2022**, any person who has control of or manages a licensable house without a licence, or, being a person on whom restrictions or obligations are imposed under such a licence, fails to comply with the conditions of the licence will liable to enforcement action. This may be by way of a civil penalty of up to £30,000.00 or prosecution on summary conviction which carries an unlimited maximum fine. In addition, such persons may be prevented from holding a licence and/or may be made subject to a rent repayment order. **Dated: 11th April 2022**

**BY ORDER OF THE COUNCIL**

Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottinghamshire
NG17 8DA

If you are a landlord, managing agent, or a tenant, and wish to inspect this designation, apply for a licence or require further information, this is available from The Environmental Health residential Team at the address provided above, by telephone **01623 457345** or e-mail: **selectivelicencing@ashfield.gov.uk**

## **Annex A**

### Sutton Central (New Cross)

* Chatsworth Street, Sutton in Ashfield
* St Michaels Street, Sutton in Ashfield
* Outram Street, Sutton in Ashfield
* North Street, Sutton in Ashfield
* Downing Street, Sutton in Ashfield
* Beighton Street, Sutton in Ashfield
* Morley Street, Sutton in Ashfield
* Lime Street, Sutton in Ashfield
* East Street, Sutton in Ashfield
* Stoney Street, Sutton in Ashfield
* Walton Street, Sutton in Ashfield
* Morley Street, Sutton in Ashfield
* Preistsic Road, Sutton in Ashfield 16-80 Evens side
* Bentinck Street, Sutton in Ashfield
* Park Street, Sutton in Ashfield
* Portland Street, Sutton in Ashfield

### Stanton Hill

* Brand Lane, Stanton Hill
* Institute Street, Stanton Hill
* Cooperative Street, Stanton Hill
* Victoria Street, Stanton Hill
* Albert Street, Stanton Hill
* New Lane (Longden Terrace), Stanton Hill
* High Street, Stanton Hill
* Cross Row, Stanton Hill
* Stoneyford Road, Stanton Hill only 317-335