

Stoke-on-Trent City Council Designation of an Area of Tunstall for Selective Licensing 2011.

Stoke-on-Trent City Council, in exercise of their powers under Section 80 of the Housing Act 2004 hereby designates for selective licensing the area in Tunstall as described in paragraph 4.

There was no requirement for the designation to be confirmed by the Secretary of State and a general approval under Section 58 of the Housing Act 2004 ("the Act") has been applied. The approval in question is the 'Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) general Approval 2010'.

Citation, Commencement and Duration

- 1) This designation may be cited as the Stoke-on-Trent City Council Designation for an Area of Selective Licensing 2011.
- 2) This designation is made on 5 August 2011 and shall come into force on 5 November 2011.
- 3) This designation shall cease to have effect on 5 November 2016 or earlier if the city council revokes the scheme under Section 84 of the Act.

Area to Which the Designation Applies

- 4) This designation shall apply to what is to be hereby known as Area 1- the Pinnox Street Area and Area 2- the Bond Street Area in Tunstall. It shall apply to the following streets as delineated and edged red on the map at annex A.

Area 1
Pinnox Street
Hand Street
Gibson Street
Williamson Street
Railway Street

Area 2
Hardy Street
Smith Child Street
Bond Street
Newfield Street
St Aiden's Street
Parsonage Street
Bank Street
Hawes Street
Henry Street
Madison Street
1- 65 Summerbank Road
365- 479 High Street.

Application of the Designation

- 5) This designation applies to any house which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless –
 - a) the house is a house in multiple occupation 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; or
 - e) The house is occupied under a tenancy or licence which is exempt under the Act (Section 70 (4) and SI 370/2006) 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 SI 370/2006.

Effect of the Designation

- 6) Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under Section 85 of the Act.
- 7) Stoke-on-Trent City Council will comply with the notification requirements contained in Section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under Section 232 of the Act.

Date and authentication by Stoke-on-Trent City Council: 5 August 2011.

Please note for applications for a licence, for general advice or to inspect the designation please contact the Housing Standards Team at the address below.

Housing Standards Team
Stoke-on-Trent City Council
Civic Offices
Glebe Street
Stoke-on-Trent
ST4 1HH.
Tel: 01782 236107
Email: selectivelicensing@stoke.gov.uk

Any landlord, managing agent or tenant within the designated area should seek advice from the city council on the details above on whether their property is affected by the designation.

It is a criminal offence to rent out a property in a selective licensing area without a licence. A landlord can be fined up to £20,000 on conviction.

It is also an offence to breach the conditions of the licence and the landlord can be fined of up to £5,000 on conviction.

If a landlord has been convicted of failing to apply for a licence a Rent Repayment Order can be made against them. The city council or a tenant can then apply for up to 12 months rent to be re-paid back to them by the landlord.

Annex a – Paragraph 4: Maps of Designated Area

Area 1- Pinnox Street Area



Area 2- Bond Street Area

