



THE BOROUGH OF TELFORD AND WREKIN PUBLIC LEGAL NOTICE HOUSING ACT 2004 SECTION 56

1. THE BOROUGH OF TELFORD AND WREKIN ("the Council") HEREBY GIVES NOTICE that the Council, being the Local Housing Authority, in exercise of its powers under Section 56 of the Act ("The Act" shall mean the Housing Act 2004) has designated the entire area ("the Area") within the Borough of Telford and Wrekin subject to additional licensing of Houses in Multiple Occupation ("HMOs").
2. The designation was made on 14 May 2026 and will come into force on 25 August 2026. The designation will last for 5 years, until 24 August 2031.
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: Southwater Library, Southwater Square, Southwater One, Southwater Way. Private Sector Housing Team, Telford, TF3 4JG. Members of the public can be emailed copies of the designation upon request. Copies are also displayed on the Council's website.

The Private Sector Housing Team can be contacted via: Email:

privatesectorhousing@telford.gov.uk

Website: <https://www.telford.gov.uk/public-protection/licensing/houses-in-multiple-occupancy-hmos/>

7. Any landlord, person managing, or tenant in the area of the Borough of Telford and Wrekin 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 conviction under the provisions of section 72 of the Act or a Civil Penalty of no more than £40,000. 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 £40,000. Tenants and/or the Council may apply for a rent repayment order under Sections 73 and 74 of the Act.