



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

PUBLIC NOTICE HOUSING ACT 2004 - SECTIONS 56 TO 60 DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION (HMOs)

This notice is published in accordance with sections 56 to 60 of the Housing Act 2004 and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006

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 ("the Designation"). As originally worded, the Scheme was due to come into force on 25 August 2026. The Scheme will now come into force on (and in any event will not be enforced before) on **00:01 hrs on 1 December 2026** and, unless revoked beforehand, will cease to have effect at **23:59 hrs on 24 August 2031**.
3. The scheme, to which the designation applies, has General Approval under section 58 of the Housing Act 2004 by the Secretary of State under the Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024 and therefore does not need to be confirmed by the Secretary of State.
4. With effect from 1 December 2026, the scheme 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. HMOs which are already required to be licensed under the national mandatory HMO licensing regime are not additionally licensed by this designation.

6. A copy of the designation, including the map of the designated area and the descriptions of properties to which it applies, may be inspected at:

Darby House
Lawn Central
Telford
TF3 4JA

Copies can also be obtained from the Private Sector Housing Team by telephoning 01952 381818 or emailing privatesectorhousing@telford.gov.uk, or can be viewed at www.telford.gov.uk/HMO.

7. Licence application and advice

A full and valid application should be made at:

www.telford.gov.uk/HMO

Advice and assistance with applications may be obtained from:

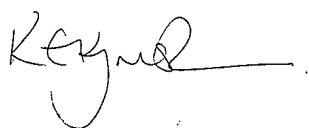
Private Sector Housing
Darby House
Lawn Central
Telford
TF3 4JA

Telephone: 01952 381818

Email: privatesectorhousing@telford.gov.uk

Website: www.telford.gov.uk/HMO

8. 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.
9. **WARNING:** A person who has control of, or manages, an HMO which is required to be licensed but is not licensed may commit a criminal offence under section 72 of the Housing Act 2004. The Council may prosecute the offence, for which the court may impose an unlimited fine, or may impose a civil financial penalty of up to £40,000 as an alternative to prosecution. Tenants and/or the Council may also apply for a rent repayment order. Other enforcement action, including a management order, may be available. Landlords and managing agents should not assume that their property is exempt. If in doubt, they should obtain advice from the Council without delay.



Signed:

Katherine Kynaston

Director – Housing, Commercial & Customer Services

For and on behalf of the Borough of Telford and Wrekin

