

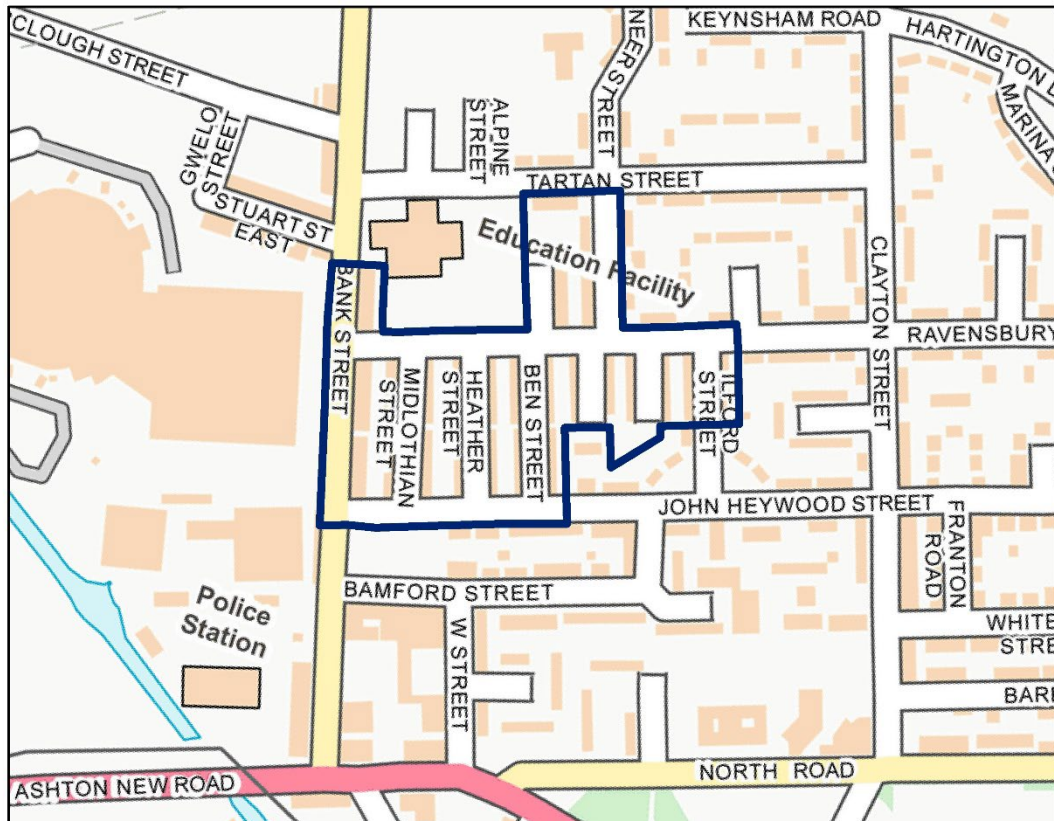


PUBLIC NOTICE

Manchester City Council Designation for Selective Licensing

Notice is hereby given that on 31 January 2022 Manchester City Council in exercise of its powers under section 80 of the Housing Act 2004 designated the area outlined in the map below (detailed in Annex A), within the Clayton and Openshaw ward, as being subject to Selective Licensing

Proposed Selective Licensing Area: BEN STREET (Clayton & Openshaw Ward)



The designation falls within a description of designations for which the Secretary of State has issued a General Approval under Section 82 of the Housing Act 2004, namely the Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015. Therefore, the designation need not be confirmed by the Secretary of State.

The designation will come into force on **01 May 2022** and, unless previously revoked, will have effect until **30 April 2027**.

A full list of the addresses including map of the area may be viewed online at www.manchester.gov.uk/selectivelicence. The designation may be inspected at the Council offices located at Hammerstone Road, Gorton, Manchester, M18 8EQ.

The premises where Applications for licences and general advice may be made is the Council offices located at Hammerstone Road, Gorton, Manchester, M18 8EQ,

Telephone: 0161 245 7850

Email: selectivelicensing@manchester.gov.uk

**Details and information on how to apply can also be found online at:
Visit Council's website www.manchester.gov.uk/selectivelicence**

The designation applies to any house or flat, which is let or occupied under a tenancy or licence within the area specified in the map above unless one of the exemptions specified in the Act applies. All private landlords who rent out property which falls within this area must apply for a licence.

Any landlord, managing person / agent or tenant within the designated area is requested to contact from Manchester City Council on whether their property is affected by the designation

Failure to obtain a licence will be a criminal offence under s95(1) of the Housing Act 2004 liable on conviction of an unlimited fine. Alternatively the Council may impose a financial penalty up to £30,000 under Section 249A Housing Act 2004. In addition, application may be made for a Rent Repayment Order requiring the repayment of rent or housing benefit to a period of up to 12 months under Section 96 Housing Act 2004.

This designation was made by Manchester City Council, Town Hall, Albert Square, Manchester, M60 2LA,
Telephone Number: 0161 234 5000
Email address: contact@manchester.gov.uk