

**SCARBOROUGH BOROUGH COUNCIL
PUBLIC LEGAL NOTICE
HOUSING ACT 2004 SECTIONS 80 and 83**

**DESIGNATION OF AN AREA FOR SELECTIVE LICENSING OF PRIVATELY RENTED
PROPERTIES**

1. Scarborough Borough Council, in exercise of its powers under Sections 80 and 83 of the Housing Act 2004 and The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 hereby designates parts of the wards of Castle, Central and North Bay within the Borough of Scarborough for the selective licensing of privately rented properties
2. The designation does not require confirmation by the Secretary of State as it falls under a general approval issued by the Secretary of State under section 82 of the Act, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 (“the General Approval”).
3. An accurate plan of the designated area can be viewed free of charge at Customer First, Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, YO11 2HG between the hours of 8.30 am and 5.00 pm Monday to Friday. Alternatively the designated area may be viewed online at www.scarborough.gov.uk
4. The designation was made on 5th November 2018 and will come into effect on 1st June 2019 and shall cease to have effect on 31st May 2024.
5. The designation applies to any privately rented property that is not a licensable house in multiple occupation or subject to any statutory exemption, and is occupied under a tenancy or a licence
6. If you wish to inspect the designation, make an application for a licence or require general advice you should contact:

Residential Regulation Team
Housing Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG
Tel: 01723 232323
Email: residentiallicensing@scarborough.gov.uk

7. Any landlord, managing agent or tenant within the designation area should seek advice from the Authority to ascertain whether their property is affected by the designation.
8. Failure to licence a property, which requires licensing by virtue of this designation, is liable to prosecution under Section 95 of the Housing Act 2004 and upon summary conviction is liable to fine. It also gives tenants and the local authority, in the case of housing benefit payments, the ability to apply to a Residential Property Tribunal under the provisions of section 96 (5) and (6) and section 97 of the Housing Act 2004 for a rent repayment order, in accordance with the provisions of those sections.

Nicholas Edwards
Director
Scarborough Borough Council