

Public Notice in respect of the introduction of an additional licensing scheme for houses in multiple occupation in the County of Gwynedd

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)(Wales) Regulations 2006.

Notice is hereby given that Gwynedd Council has made a designation of an additional licensing scheme in respect of houses in multiple occupation (HMOs). The designation applies to the whole area of the County of Gwynedd.

The designation will be known as the “Gwynedd Council Additional Licensing of Houses in Multiple Occupation Scheme 2021-2026.

The designation was made by the Cabinet Member for Housing on the 21.05.2021. The designation was not required to be confirmed. The General Approval under the Housing Act 2004 (Additional HMO Licensing) (Wales) General Approval 2007, which came into force on 13th March 2007, applies to the designation.

The designation will be effective from 04.06.2021 and unless revoked beforehand will cease to have effect on the 03.06.2026. The designation applies to all Houses in Multiple Occupation within the County except those exempted by the relevant sections of the Housing Act 2004.

Any landlord, person managing/letting or tenant within the County should seek advice from Gwynedd Council’s Private Rented Sector Team service on whether their property is affected by the designation.

Under Section 72(1) of the Housing Act 2004, a person commits an offence if he is a person having control of or managing an HMO which is required to be licensed but is not so licensed. A person who commits an offence under this section is liable on summary conviction to a fine not exceeding £20,000. In addition he may be required to repay up to 12 months rent collected during such time that the property was unlicensed.

For an application to be considered it must provide prescribed particulars and must be accompanied by the appropriate licence fee. To request an application for licence or for general advice please contact Private Rented Sector Unit, Gwynedd Council, Arfon Area Office, Penrallt, Caernarfon LL55 1BN Telephone (01286) 682853 wenaroberts@gwynedd.llyw.cymru

A copy of the designation is available for public inspection at the Private Rented Sector Unit, Gwynedd Council, Arfon Area Office, Penrallt, Caernarfon LL55 1BN. Please book by appointment on 01766 771000.

Signed 

Date 04/06/2021

Head of Housing and Property Service