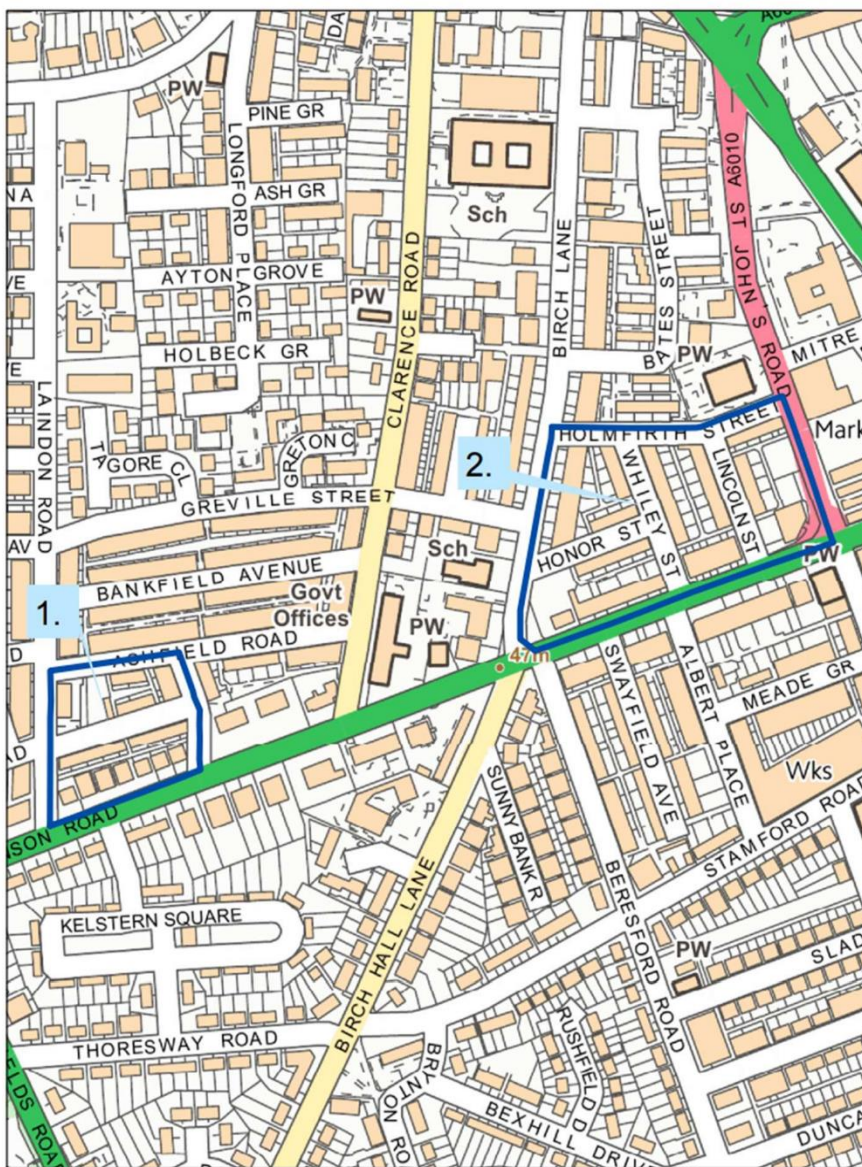


PUBLIC NOTICE
Manchester City Council Designation for Selective Licensing

Notice is hereby given that on 9 May 2023 Manchester City Council, in exercise of its powers under Section 80 of the Housing Act 2004, designated the areas of Rusholme outlined on the map below (detailed in Annex A) as being subject to Selective Licensing.

Proposed area of selective licensing:
Rusholme



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[Map of Rusholme including the 2 marked Selective licensing designation areas. The first area's perimeter runs along Laindon Road, Ashfield Road, Aycliffe Grove and Willesden Avenue. The second area's perimeter Dickenson Road, Birch Lane, Holmfirth Street and St John's Road.]

A full list of the addresses and a map of the area may be viewed online here - https://www.manchester.gov.uk/directory_record/452367/rusholme/category/2008/areas_with_current_selective_licensing_schemes

The Designation

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 does not need to be confirmed by the Secretary of State.

The designation will come into force on **9 August 2023** and, unless previously revoked, will have effect until **8 August 2028**.

A full list of the addresses and a 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 obtained are 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:
www.manchester.gov.uk/selectivelicence

Further Details

The designation applies to any house or flat that 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 that falls within this area must apply for a licence.

Any landlord, managing person, agent or tenant within the designated area is requested to seek advice from Manchester City Council to ascertain whether their property is affected by the designation.

Failure to obtain a licence is a criminal offence under Section 95(1) of the Housing Act 2004 liable on conviction to an unlimited fine. Alternatively, the Council may impose a Civil Financial Penalty of up to £30,000 under Section 249A of the Housing Act 2004. In addition, an application may be made for a Rent Repayment Order requiring the repayment of rent or Housing Benefit/Universal Credit for a period of up to 12 months under Section 96 of the Housing Act 2004. A landlord who fails to obtain a licence or breaches the conditions of a licence could be subject to a banning order.

This designation was made by Manchester City Council, Town Hall, Albert Square, Manchester M60 2LA.

Telephone: 0161 234 5000

Email: contact@manchester.gov.uk