

Houses In Multiple Occupation (HMOs) and the Housing Act 2004 Public Notice in respect of Additional Licensing

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Public Notice

Notice is hereby given that Denbighshire County Council has on the 21st October 2025 designated a county wide Additional Licensing Scheme in respect of Houses in Multiple Occupation. The scheme will be known as the Denbighshire County Council Additional Licensing (Houses in Multiple Occupation) Scheme 2025 ("The Scheme"). The designation is in accordance with the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006.

This Scheme to which the designation applies has General Approval of the Welsh Government under the Housing Act 2004 (Additional HMO Licensing Wales) General Approval 2007 of which came into force on 13th March 2007. Accordingly, by virtue of Section 58 subsections (1) (b) and (7) the designation need not be confirmed and will come into effect on a date specified in the Designation. The Scheme will work in conjunction with the Local Authority's Mandatory Licensing of Houses in Multiple Occupation Scheme which came into force on 30th June 2006. The Scheme will be effective from 1st February 2026 and unless revoked beforehand or extended will cease to have effect on 31st January 2031.

The Scheme shall be applied to all Houses in Multiple Occupation (HMOs) within the area described above and will include properties that meet all of the criteria, within either one of the following two categories:

- (a) Any type of HMO as defined by Section 254 of the Housing Act 2004 which does not fall within the mandatory licensing scheme, occupied by three or more persons, forming two or more households.
- (b) HMO properties which are defined within the scope of Section 257 of the Housing Act 2004; HMO's created by converting buildings into flats, but do not meet the 1991 Building Regulations and they have not been subsequently brought up to the relevant standards.

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The Scheme shall not be applied to those properties exempted by relevant sections of the Act and those already licenced under the Mandatory Licensing of Houses in Multiple Occupation Scheme.

All landlords who own a property that fall under either one of the above criteria will have to apply for a licence. Fees and Conditions will be applicable to the Scheme. Failure to apply for a licence where required is an offence under Section 72 of the Housing Act 2004. A person who commits an offence is liable on summary conviction to an unlimited fine. All owners, landlords or agents of properties within the designated area should seek advice from the Local Authority regarding Licensing of Houses in Multiple Occupation. For an application to be considered, it must provide the prescribed particulars and it must be accompanied by the requisite fee.

Application forms may be requested from:

**Planning, Public Protection and Countryside Services (Housing Enforcement),
Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ.**

Alternatively, you may email: envhealth@denbighshire.gov.uk

Further information on the Additional Licensing Scheme, including fees and licensing conditions can be found on Denbighshire's website <https://www.denbighshire.gov.uk/> or can be obtained by contacting Public Protection (Housing Enforcement) on: **01824 706389**.