



## **IMPORTANT ANNOUNCEMENT PLEASE READ**

### **Blackburn with Darwen Borough Council Housing Act 2004**

#### **Designation for Selective Licensing in the Darwen Area**

**Notice is hereby given that on the 16<sup>th</sup> February 2017;** Blackburn with Darwen Borough Council ('the Council') acting as local housing authority in exercise of its powers under Sections 80 - 82 of the Housing Act 2004 designated the Darwen Area (the 'area') of Blackburn with Darwen for Selective Licensing. The designation will come into force on 16<sup>th</sup> May 2017 and remain in force for 5 years.

The designation does not require confirmation by the Secretary of State and falls within 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 2010.

The Designated Area includes rented properties within parts of the Sudell, Sunnyhurst, Earcroft and Marsh House wards and a map is provided with the designation. The designation may be inspected at the Council offices located at the Town Hall, King William Street, Blackburn, BB1 7DY during the hours of 09:00 – 16:30 Monday to Friday. Alternatively the designation can be viewed on the Council's website at [www.blackburn.gov.uk/selective-licensing](http://www.blackburn.gov.uk/selective-licensing)

From 16<sup>th</sup> May 2017, unless a notification in relation to a temporary exemption or an application for a licence is effective, any person, who, without reasonable excuse, has control of or manages a house in the Area which is required to be licensed but is not will be guilty of an offence and liable upon conviction to an unlimited fine (previously £20,000).

Additionally, application may be made for a rent repayment order requiring the repayment of rent or housing benefit and no Notice under section 21 of the Housing Act 1988 (recovery of possession on termination of a shorthold tenancy) may be given in relation to the whole of or part of the unlicensed house.

Landlords, persons managing houses or tenants requiring further information or advice regarding this designation, or wishing to apply for a licence should contact the Council's Housing Standards Team by telephone on 01254 585457, by email: [housingstandards@blackburn.gov.uk](mailto:housingstandards@blackburn.gov.uk) or in writing to Housing Standards, N Floor, Town Hall, Blackburn, BB1 7DY.

**Dated 16<sup>th</sup> February 2017**

  
**Sian Roxborough Council Solicitor**