

**Bedford Borough Council**

**Designation of an area for Additional Licensing of Houses in Multiple Occupation (HMOs)  
Section 56, Housing Act 2004**

NOTICE is hereby given that on the 25<sup>th</sup> January 2023 Bedford Borough Council (the Council) made a designation under section 56(1) of the Housing Act 2004 (the Act), designating the whole of the Borough Council's area as subject to Additional Licensing for Houses in Multiple Occupation including the following wards:

- |                       |                 |                          |                 |                |
|-----------------------|-----------------|--------------------------|-----------------|----------------|
| • Brickhill           | • De Parys      | • Harrold                | • Kempston West | • Riseley      |
| • Bromham & Biddenham | • Eastcotts     | • Kempston Cenral & East | • Kingsbrook    | • Sharnbrook   |
| • Castle              | • Elstow        | • Kempston North         | • Newnham       | • Wilshamstead |
| • Caudwell            | • Goldington    | • Kempston Rural         | • Oakley        | • Wootton      |
| • Clapham             | • Great Barford | • Kempston South         | • Putnoe        | • Wyboston     |
|                       | • Harpur        |                          | • Queens Park   |                |

The designation applies to all HMOs that are privately rented and:

- are occupied by three or more unrelated occupiers or are
- occupied by two or more households
- defined as section 257 HMOs, by virtue of the Act, which consist of self contained flats which were converted before 1991 and
- where more than a third of tenancies are short hold.

It does not include HMOs that are already subject to Mandatory licensing under the Act or those that are subject to any statutory exemption under schedule 14 of the Act.

The designation is not required to be confirmed by the appropriate national authority, being subject to general approval under section 58 of the Act: Licensing of Houses in Multiple Occupation and Selective Licensing of other residential accommodation (England) General Approval 2015.

The designation will come into force on the 21<sup>st</sup> May 2023 and unless revoked beforehand it will remain in force for a period of 5 years from this date. The Designation expires on the 20<sup>th</sup> May 2028.

If you are a landlord, managing agent or leaseholder and would like to obtain more advice about whether your property is affected you can contact the Community Regulation team at [communityregulation@bedford.gov.uk](mailto:communityregulation@bedford.gov.uk) or visit [www.bedford.gov.uk/HMO](http://www.bedford.gov.uk/HMO). A copy of the designation may be inspected at Borough Hall Reception, Caudwell St. Bedford MK42 9AP Monday – Friday 8.00am - 5.00pm (Tel 01234 718099). Applications for licenses should be completed online at <https://www.bedford.gov.uk/housing/houses-multiple-occupation/hmo-licensing/apply-hmo-licence>

It is recommended that if you think you may be affected you should contact the Council as failure to license a property that is required to be licensed is a criminal offence and could result in an unlimited fine, the making of a rent repayment order and/or the loss of the right to manage the property.

Paul Pace – Chief Officer Environment  
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*Notice to be removed 20<sup>th</sup> May 2028*