



**Public Notice for the Designation of an Area for Selective Licensing
Part 3 Selective Licensing of Other Residential Accommodation
Section 80, Housing Act 2004**

Notice is hereby given that Woking Borough Council in exercise of its powers under Section 80 of the Housing Act 2004 ('the Act') has designated the area described in paragraph 5 (below) for selective licensing.

This designation may be cited as the Woking Borough Council Designation for Selective Licensing in Canalside Ward 2017.

This designation is made on 20 November 2017 and shall come into force on 1 April 2018 and shall cease to have effect on 31 March 2023 (or earlier if the Council revokes the scheme under Section 84 of the Act).

The designation does not require confirmation by the Secretary of State as it falls under a general approval issued by the Secretary of State under Section 82 of the Act.

The designation applies to the area bounded by Victoria Way, Chertsey Road, Boundary Road, Walton Terrace, Albert Drive, and the mainline railway.

This designation applies to any house which is let or occupied under a tenancy or licence within the area described unless subject to a statutory exemption.

Upon the Designation coming into force on 1 April 2018 any person who operates a licensable property without a licence shall be guilty of an offence under Section 95(1) of the Act, and shall either be liable to prosecution (and upon summary conviction liable to an unlimited fine), or a financial penalty not exceeding £30,000.

Operating an unlicensed property may also lead to the Council, or a tenant, making an application to the First-tier Tribunal to obtain a Rent Repayment Order in respect of up to 12 months rent or housing benefit monies paid. The Council is also empowered to take control of unlicensed premises by making an Interim Management Order. Furthermore, in relation to shorthold tenancies, no Section 21 notice may be served under the Housing Act 1988 in respect of an unlicensed property.

A person who breaches a condition of a licence shall either be liable to prosecution (and upon summary conviction liable to an unlimited fine), or a financial penalty not exceeding £30,000. If you are a landlord, managing agent, or a tenant, and wish to inspect this designation and the map of the designated area, or apply for a licence or require further information, this is available from Housing Standards, Woking Borough Council, Civic Offices, Gloucester Square, Woking GU22 6YL.

Alternatively, please contact the Housing Standards Team on **01483 755855** or email **propertylicensing@woking.gov.uk**

Information and full details of the scheme may also be found at **www.woking.gov.uk**

