

# PUBLIC NOTICE

Thanet District Council

## DESIGNATION OF AN AREA FOR SELECTIVE LICENSING

Housing Act 2004: Section 80

**NOTICE IS HEREBY GIVEN** in accordance with section 83 of the Housing Act 2004 ("the Act") that Thanet District Council ("the Council") in exercise of its powers under section 80 of the Housing Act 2004 has designated for selective licensing the area described below.

The designation applies to parts of the Margate Central and Cliftonville West wards. The designated area is bounded by Trinity Square, Fort Crescent, Fort Paragon, Cliff Terrace, Ethelbert Terrace, Ethelbert Crescent, Eastern Esplanade (excluding addresses eastwards of number 85), First Avenue, Lewis Crescent, Third Avenue, Surrey Road, Warwick Road and Northdown Road (excluding addresses eastwards of numbers 253 and 290). All properties within the aforementioned roads (apart from those specifically excluded) are included within the designation, as are all properties in the roads contained within the bounded area.

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, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 ("the General Approval").

Pursuant to paragraph 4 of the General Approval, the Council made the designation on 19 January 2016. The designation will come into force on 21 April 2016 and shall cease to have effect on 20 April 2021 (or earlier if the Council decides to revoke the designation under section 84 of the Act).

The designation shall be known as The Thanet District Council Designation of an Area for Selective Licensing 2016. All privately rented residential accommodation situated within the designated area must be licensed with the Council unless subject to statutory exemption.

Any private landlord, property manager or tenant owning, managing or occupying a property within the designated area is advised to seek advice from the Council's Housing Services team to determine whether their property is affected by the designation.

There are a number of potential consequences for failing to licence a property. A person who operates a licensable property without a licence is liable to prosecution and unlimited fines. The operation of an unlicensed property could 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. As a last resort, 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.

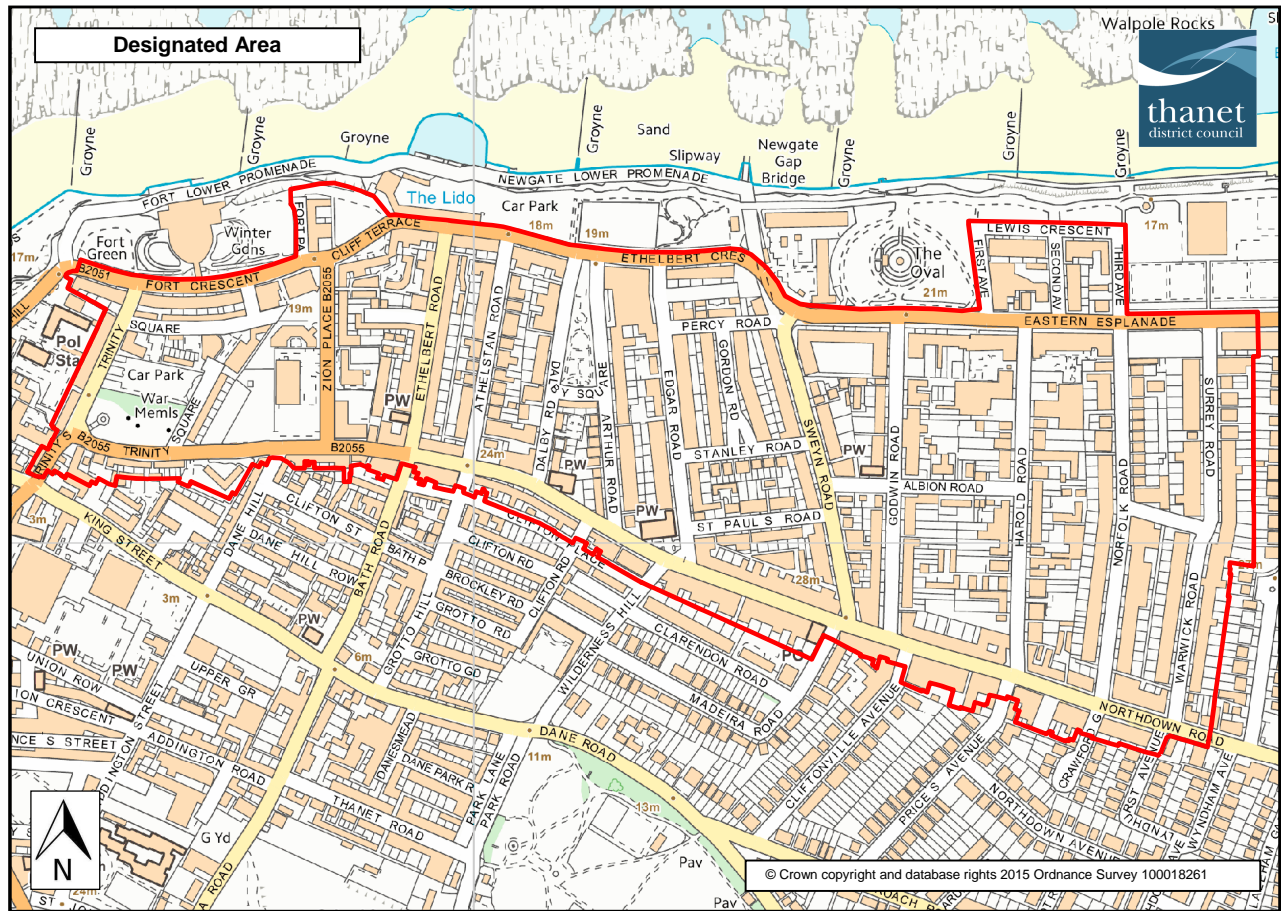
A copy of the designation is available for inspection during normal working hours at Thanet Gateway Plus, Cecil Street, Margate, Kent, CT9 1RE. General advice can be obtained from, and licence applications must be made to:

Housing Services, Thanet District Council, PO Box 9, Cecil Street, Margate, Kent, CT9 1XZ.  
Telephone: 01843 577437 | Email: [housing.conditions@thanet.gov.uk](mailto:housing.conditions@thanet.gov.uk) | Website: [thanet.gov.uk](http://thanet.gov.uk)

Dated: 19 January 2016

Ciara Feeney  
Head of Legal Services & Deputy Monitoring Officer  
Thanet District Council

## Map of Designated Area



### Roads affected by the selective licensing designation

Albion Road	Harold Road
Arthur Road	Lewis Crescent
Athelstan Road	Norfolk Road
Cliff Terrace	Northdown Road (Odd Nos. 1-253 and Even Nos. 2-290)
Cliftonville Mews	Percy Road
Cumberland Road	Queens Parade
Dalby Road	Randolph Square
Dalby Square	Sandhurst Place
Eastern Esplanade (Odd Nos. 1-85 and Even Nos. 2-12, 78 and 80)	Sandown Cottages
Edgar Road	Second Avenue
Edgar Walk	St Paul's Mews
Ethelbert Crescent	St Paul's Road
Ethelbert Gardens	Stanley Road
Ethelbert Road	Surrey Road
Ethelbert Terrace	Sweyn Road
First Avenue	The Passage
Fort Crescent	Third Avenue
Fort Paragon	Trinity Square (Nos. 1-94)
Godwin Bungalows	Warwick Road
Godwin Road	Zion Place
Gordon Road	

Every attempt has been made to ensure that this list is as comprehensive as possible; however, the designation is based on the geographical area delineated by the line on the map. The map overrides this list and is final and conclusive as to whether a property is or is not subject to selective licensing.