

## **The Council of the Borough of Middlesbrough Designation of an Area for Selective Licensing 2019**

The Council of the Borough of Middlesbrough, in exercise of its powers under section 80 of the Housing Act 2004 ("the Act") hereby designates for selective licensing the area described in paragraph 4.

### **CITATION, COMMENCEMENT AND DURATION**

1. This designation may be cited as the The Council of the Borough of Middlesbrough Designation of an Area for Selective Licensing 2019.
2. This designation is made on the 12<sup>th</sup> day of March 2019 and shall come into force on the 13<sup>th</sup> day of June 2019.
3. This designation shall cease to have effect on the 12th day of June 2024 or earlier if the Council revokes the scheme under section 84 of the Act.

### **AREA TO WHICH THE DESIGNATION APPLIES**

4. The designation shall apply to the following streets in the Newport area as delineated and highlighted pink on the map at Annex A.

- Albany Street
- Aske Road
- Athol Street
- Bow Street
- Cadogan Street
- Clifton Street
- Cobham Street
- Colville Street
- Craven Street
- Diamond Road
- Enfield Street
- Falkland Street
- Faraday Street
- Finsbury Street
- Garnet Street
- Glebe Road
- Gresham Road
- Harewood Street
- Howe Street
- Linthorpe Road
- Lonsdale Street
- Lovaine Street
- Outram Street
- Palmer Street
- Parliament Road
- Peel Street
- Pelham Street
- Percy Street
- Portman Street
- Princes Road
- Romney Street
- Ross Street
- Selbourne Street
- St Aidans Street
- Stowe Street
- Tennyson Street
- Union Street
- Wentworth Street
- Wylam Street

## **APPLICATION OF THE DESIGNATION**

5. This designation applies to any house(1) which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless it falls under any of the following:-
- a) Subject to a Prohibition Order, under Section 20 of the Housing Act 2004, that has not been suspended;
  - b) Business premises;
  - c) Houses in Multiple Occupation (HMO) that require a statutory HMO licence;
  - d) Tenancies for agricultural land/holdings;
  - e) Controlled by a local housing authority, Police authority, Fire and Rescue authority or a Health Service body;
  - f) Occupied solely by students undertaking a full-time course of further or higher education, and where the person managing or in control of it is the educational establishment;
  - g) Tenancies granted for more than 21 years and the agreement does not allow the landlord to end the tenancy earlier than the term of the lease (the property must be occupied by the original person who was granted the tenancy or members of their family);
  - h) The tenant is a member of the landlord's family. (The house must be the occupier's main residence. The person granting the occupancy must be the freeholder or leaseholder, which is for a period of more than 21 years. This lease must not contain a provision allowing the landlord to end the tenancy earlier than the term of the lease);
  - i) Tenancies or licences granted for the occupancy of a holiday home;
  - j) Accommodation that the occupier shares with the landlord or licensor or a member of the landlord or licensor's family;
  - k) Houses subject to a temporary exemption under s86 of the Housing Act 2004;
  - l) Any other exemption under the Housing Act 2004 or Statutory Instrument 370 of 2006, the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006.

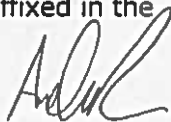
## **EFFECT OF THE DESIGNATION**

6. Subject to sub paragraphs 5(a) to (l) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act (5).
7. Middlesbrough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act (6).

This designation is made on the 12th day of March 2019 and

**THE COMMON SEAL of**  
**THE COUNCIL OF THE**  
**BOROUGH OF**  
**MIDDLESBROUGH** was

hereunto affixed in the  
presence  
of: -



1 For the definition of "house" see sections 79 and 99 of the Act

2 Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

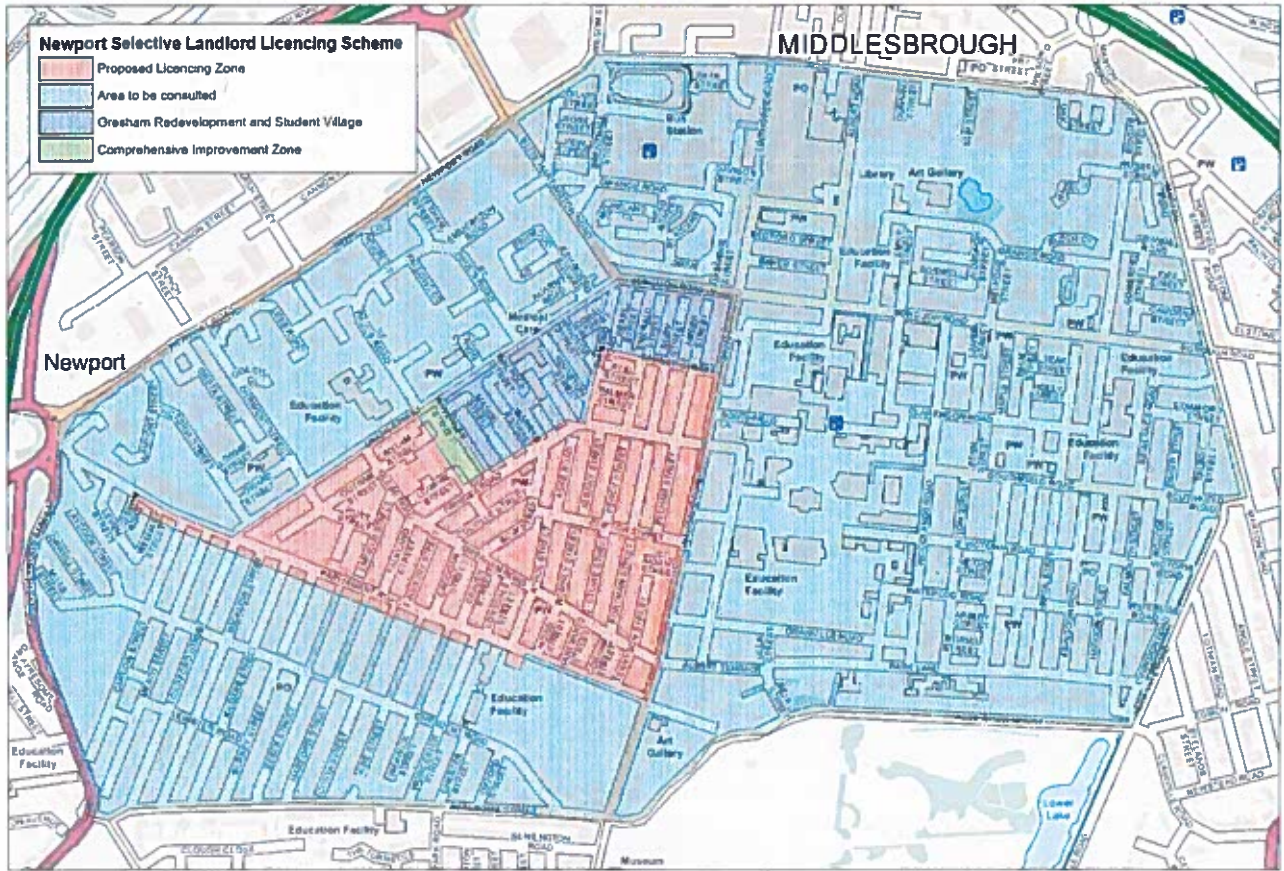
3 Section 79 (3) of the Act. For definition of a Registered Social Landlord see Part 1 of the Housing Act 1996.

4 Section 79 (4) of the Act and SI 370/2006

5 Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed, the Council must make an Interim Management Order — see section 102.

6 Section 232 of the Act and paragraph 11 of the SI 373/2006

# Annex A: ® Map of Designated Area



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The designated area is highlighted in pink

## Annex B — Paragraph 5 (a): Exempted Tenancies or Licences (7)

### Prohibition of occupation by law

1. A tenancy or licence of a house(8) or a dwelling(9) within a house where the house or the dwelling is subject to a prohibition order made under section 20 of the Act the operation of which has not been suspended under section 23.

### Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:
  - (a) A business tenancy under Part II of the Landlord and Tenant Act 1954;
  - (b) A tenancy under which the dwelling house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises(10);
  - (c) A tenancy under which agricultural land, exceeding two acres, is let together with the house(12);
  - (d) A tenancy under which the house is comprised in an agricultural holding or the holding is comprised under a farm business tenancy if it is occupied (whether as tenant or as a servant or agent of the tenant), in the case of an agricultural holding, by the person responsible for the control of the farming of the holding, and in the case of a farm business tenancy, by the person responsible for the control of the management of the holding (12).

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7 See The Selective Licensing of Houses (Specified Exemptions)(England) Order SI 370/2006

8 Sections 79 (2) and 99 of the Act

9 For the definition of a dwelling — see section 99 of the Act

10 See paragraph 5 of Schedule 1 of the 1988 Act as amended by section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003

11 For the meaning of "agricultural land" section 26 (3) (a) of the General Rate Act 1967

12 See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

## **Tenancies and licences granted etc. by public bodies**

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled(13) by:

- (a) A local housing authority;
- (b) A police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 5B of that Act;
- (c) A fire and rescue authority under the Fire and Rescue Services Act 2004;
- (d) A health service body within the meaning of section 4 of the National Health Service and Community Care Act 1990.

## **Tenancies, licences etc. regulated by other enactments**

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:

- (a) Sections 87 to 87D of the Children Act 1989;
- (b) Section 34 of the Nationality, Immigration and Asylum Act 2002;
- (c) The Secure Training Centre Rules 1998(14);
- (d) The Prison Rules 1998(15);
- (e) The Young Offender Institute Rules 2000(16);
- (f) The Detention Centre Rules 2001(17);
- (g) The Criminal Justice and Court Service Act 2000 (Approved Premises) Regulations 2001(18);
- (h) The Care Homes Regulations 2001(20);
- (i) The Children's Homes Regulations 2001(20);
- (j) The Residential Family Centres Regulations 2002(21)

## **Certain student lettings etc**

5. A tenancy or licence of a house or a dwelling within a house: -

- (i) Which is managed or controlled by a specified educational establishment or is of a specified description of such establishments and
- (ii) The occupiers of the house or dwelling are undertaking a full time course of further or higher education at the specified establishment(22) and
- (iii) The house or dwelling is being managed in conformity with an Approved Code of Practice for the management of exempted accommodation under section 233 of the Act(23)

## **Long leaseholders**

6. A tenancy of a house or a dwelling within a house provided that:-

- (i) The full term of the tenancy is for more than 21 years and
- (ii) The tenancy does not contain a provision enabling the landlord (or his successor his in title) to determine it other than by forfeiture, earlier than at the end of the term and



- (iii) The house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.
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13 For the definition of "person managing" and "person having control" see section 263 of the Act

14 SI 472/1998 as amended by SI 3005/2003

15 SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002, SI 3301/2003 and SI 869/2005

16 SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

17 SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

18 SI 850/2001

19 SI 3965/2001 as amended by SI 865/2001, SI 534/2003, SI 1590/2003, SI 1703/2003, SI 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004, and SI 3168/2004

20 SI 3967/2001 as amended by SI 865/2002, SI 512469/2002, SI 664/2004 and SI 3168/2004

21 SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004

22 See the schedule to The Houses in Multiple Occupation (Specified Educational Establishments) (England) (No2) Regulations 2006 for the list of specified bodies

23 The relevant codes of practice are approved under SI 646/2006 — The Housing (Approval of Codes of Management Practice) (Student Accommodation) (England) Order 2006

## **Certain family arrangements**

7. A tenancy or licence of a house or dwelling within a house where: -

- (i) The person who has granted the tenancy or licence to occupy is a member of the family of the person who has been granted the tenancy or licence and
- (ii) The person who has granted the tenancy or licence to occupy is the freeholder or long leaseholder of the house or dwelling and
- (iii) The person occupies the house or dwelling as his only or main residence (and if there are two or more persons at least one of them so occupies

## **Holiday lets**

8. A tenancy of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

## **Certain lets etc. by Resident Landlord etc.**

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

## **Interpretation**

10. In this annex:-

- (a) A "person" includes "persons" where the context is appropriate;
- (b) A "tenancy" or "licence" includes "a joint tenancy" or "joint licence", where the context is appropriate;
- (c) "Long leaseholder" in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to "tenancy" means a "long lease";
- (d) A person is a member of the family of another person if:-
  - (i) he lives with that person as a couple;
  - (ii) one of them is the relative of the other; or
  - (iii) one of them is, or is a relative of, one member of a couple and the other is a relative of the other member of the couple and
  - (iv) for the purpose of this paragraph:-
    - (1) "Couple" means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex;
    - (2) "Relative" means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin;
    - (3) A relationship of half-blood is to be treated as a relationship of whole blood and
    - (4) A stepchild of a person is to be treated as his child