



**GREAT YARMOUTH**  
BOROUGH COUNCIL

## **PUBLIC NOTICE**

Great Yarmouth Borough 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 Great Yarmouth Borough 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 northern parts of the Nelson Ward. The designated area is bounded by Regent Road and Regent Street to the North, the River Yare to the West, the North Sea to the East, and Dickens Avenue, Newcastle Road, and 36 Southgates Road to the South. 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 the 14th of September 2018. The designation will come into force on the 7th of January 2019 and shall cease to have effect on the 6th of January 2024 (or earlier if the Council decides to revoke the designation under section 84 of the Act).

The designation shall be known as The Great Yarmouth Borough Council Designation of an Area for Selective Licensing 2018. 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 Selective Licensing 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 month's 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. The Council may also use other legal remedies as appropriate.

A copy of the designation is available for inspection during normal working hours at Town Hall, Hall Plain, Great Yarmouth, Norfolk, NR30 2QF. For further information and for licence applications: [www.great-yarmouth.gov.uk/selective-licensing](http://www.great-yarmouth.gov.uk/selective-licensing) email [health@great-yarmouth.gov.uk](mailto:health@great-yarmouth.gov.uk) or call 01493 846478

Dated: 14<sup>th</sup> of September 2018

Kate Watts  
Strategic Director  
Great Yarmouth Borough Council



## Roads affected by the selective licensing designation

Street names (A-Ma)	Street names (Me-Y)
Admiralty Road (1-22 & 95-122)	Melrose Terrace
Albert Gate Road	Naploeon Place
Albert Road	Nelson Road Central
Albert Road	Nelson Road South
Albert Square	New Wellington Place
Albion Road	Old Wellington Passage
Alexandra Road	Old Wellington Place
Alma Road	Ordnance Road (1-22 & 63-79A)
Apsley Road	Oxborough Walk
Artillery Square	Paston Place
Bath Hill	Pier Place
Bath Hill Terrace	Portland Place
Belgrave Villas	Queens Place
Blackfriars Road (1-17, 65-70, 94-97 & 154-160)	Queen Street
Brandon Terrace	Queens Road
Britannia Road	Queens Square
Camden Place	Regent Road (33-116)
Camden Road (16-48A)	Regent Street (19-44)
Camperdown	Rodney Road
Cerdic Place	Roman Place
Charles Street	Royal Naval Hospital
Clarence Road	Russel Road
Crown Road	Saxon Road
Dagmar Mews	Seafield Close
Dairy Court	Selby Place
Deneside	Shadingfield Close
Devonshire Road	South Beach Parade (52-56)
Drakes Buildings	South Beach Place
Duncan Road	South Quay (1-14, 116-133, Row 76, Row 83 & Row 92)
Easthill Terrace	Southgates Road (1-36)
Edinburgh Place	St Georges Plain
Exmouth Place	St Georges Road
Exmouth Road (1-38 & 90-118)	St James Walk
Foxes Passage	St Johns Terrace
Gordon Terrace	St Mary's Court
Greyfriars Way	St Peters Plain
Hall Plain	St Peters Road
Havelock Place	Standard Place
Havelock Road	Standard Road
Howard Street South (50-56, Row 75, Row 77 & Row 84)	Sultan Place

Isabella Square	Trafalgar Court
Kemp's Buildings	Trafalgar Road
Kent Mews	Trafalgar Square
Kent Square	Victoria Arcade
Kimberly Terrace	Victoria Gardens
King Street (14-60, 147-177 & Row 102)	Victoria Place
Kings Road (Hotel Victoria, Queen Elizabeth Court & Seafeld Court)	Victoria Road
Lancaster Road (1-26 & 71-83A)	Waterloo Road
Lancaster Square	Wellington Place
Malakoff Road	Wellington Road
Marine Parade (Shadingfield Lodge & 1-67)	West Street
Marine Passage	Wilshere Court
Mariners Road	Yarmouth Way (1-41 (odd numbers))
Marlborough Square	York Road
Marlborough Terrace	

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 blue 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.