

House in multiple occupation (HMO) public notice

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Luton Borough Council hereby gives notice that it has made a designation relating to houses in multiple occupation (HMO) within the borough of Luton.

This designation was made on **25 October 2023**, shall come into force on **5 February 2024** and applies to the whole of the borough of Luton. The full designation can be viewed at:

- town hall offices via Upper George Street reception Monday to Friday, 9am to 5pm
- [Luton.gov.uk/HMO](https://luton.gov.uk/HMO)

The designation shall be known as The Luton Borough Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2023, and requires every premises which is a HMO and situated within the borough of Luton to be licensed unless subject to statutory exemption. Licenses are valid for five years from issue and the designation expires on **4 February 2029**.

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 58 of the act, namely:

- The Housing Act 2004: Licensing of Houses in Multiple Occupation
- Selective licensing of Other Residential Accommodation (England) General Approval 2015 ('the General Approval').

HMOs which are housing five or more persons already require a licence under the Housing Act 2004.

Under the designation coming into effect on **5 February 2024** any person having control of or managing a licensable property without a licence shall be guilty of an offence under section 72 (1) of the act, and shall be liable to prosecution and upon summary conviction liable to a fine of any amount.

A person who breaches a condition of a licence is liable to prosecution and upon summary conviction liable to a fine of any amount. Furthermore, Housing Benefit payments may be recovered by way of a rent repayment order as set out in section 73(5) and (6) and section 74 of the Housing Act 2004.

Contact

Any landlord, person managing or tenant wishing to seek advice on whether their property is affected by the designation, or for more information about HMO licensing, or to make an application, please contact:

- Private Sector Housing, Luton Borough Council, Town Hall, Luton
- Tel: 01582 546000 or email: HMO.Hotline@luton.gov.uk