

Appendix 1 - The Gloucester City Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2026

PUBLIC NOTICE

Gloucester City Council

NOTICE OF DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION

SECTION 56, HOUSING ACT 2004

This notice is published in accordance with sections 56 to 60 of the Housing Act 2004 and regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006.

NOTICE IS HEREBY GIVEN that Gloucester City Council ("the Council"), in exercise of its powers under section 56 of the Housing Act 2004 ("the Act"), has designated the entire area of its district as subject to Additional Licensing in relation to the description of Houses in Multiple Occupation ("HMOs") set out below.

The designation falls within a description of designations in relation to which the Secretary of State has issued a general approval under section 58(1)(b) of the Act, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024.

1. Citation

This designation may be cited as "The Gloucester City Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2026".

2. Date made, commencement and duration

This designation was made on **09 June 2026**.

This designation shall come into force on **21 September 2026**.

This designation shall cease to have effect on **20 September 2031**, being not more than five years from the date on which it comes into force, unless it is revoked earlier by the Council in accordance with section 60 of the Act.

3. Area to which the designation applies

This designation applies to the entire area of Gloucester City Council, as shown on the map attached at Annex A.

For the avoidance of doubt, the designation is citywide and includes all wards within the district of Gloucester City Council.

4. HMOs to which the designation applies

Subject to paragraph 5 below, this designation applies to all HMOs within the designated area that are occupied by 3 or more persons comprising 2 or more households and which fall within section 254 of the Act, but are not HMOs required to be licensed under the mandatory HMO licensing provisions in section 55(2)(a) of the Act.

This designation also applies to relevant HMOs falling within section 257 of the Act, namely certain buildings converted into self-contained flats where the conversion did not comply with the appropriate Building Regulations in force at the time and still does not comply, and less than two-thirds of the flats are owner-occupied.

5. Exemptions

This designation does not apply to:

- (a) any HMO that falls within the nationally prescribed category of HMO required to be licensed under section 55(2)(a) of the Act (mandatory HMO licensing);
- (b) any HMO in respect of which an Interim Management Order or Final Management Order is in force under Part 4 of the Act;
- (c) any HMO in respect of which a temporary exemption notice is in force under section 62 of the Act;
- (d) any building or part of a building that is not an HMO for the purposes of Part 2 of the Act by virtue of Schedule 14 to the Act; and
- (e) any other property that is exempt from licensing under the Act.

6. Effect of the designation

Subject to paragraph 5 above, every HMO of the description specified in paragraph 4 within the designated area will be required to be licensed under section 61 of the Act.

From the date the designation comes into force, any person having control of or managing an HMO to which this designation applies must apply to Gloucester City Council for a licence unless a valid application has already been duly made.

Failure to licence a property that is required to be licensed is an offence under section 72 of the Act.

A person committing such an offence may be liable to prosecution or may be subject to a civil penalty as an alternative to prosecution. Other consequences may include rent repayment orders, restriction on recovering possession in certain cases, and other enforcement action.

7. Reasons for the designation

The Council considers that a significant proportion of HMOs of the description to which this designation relates are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems for those occupying the HMOs or for members of the public and community.

The Council has considered that making the designation is consistent with its overall housing strategy, forms part of a co-ordinated approach to dealing with housing conditions, anti-social behaviour and wider private rented sector issues, and will significantly assist in addressing the problems identified.

8. Consultation

The Council consulted persons likely to be affected by the designation for not less than 10 weeks and considered all representations made in accordance with that consultation before making the designation.

The consultation on the proposal for a citywide Additional Licensing Scheme for HMOs ran from 2 March 2026 to 11 May 2026.

9. Inspection of the designation

A copy of the designation and map may be inspected at Gloucester City Council, Eastgate Management Suite, Eastgate Street, Gloucester GL1 1PA during normal office hours.

The designation and related information may also be made available on the Council's website once the statutory notice period has commenced.

10. Applications and further advice

Applications for licences, general advice and further information may be obtained from:

Enforcement and Regulation – HMO Licensing Team

Gloucester City Council

Eastgate Management Suite

Eastgate Street

Gloucester GL1 1PA

Telephone: 01452 396396

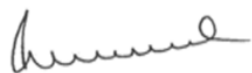
Email: HMO.Licensing@gloucester.gov.uk

Website: www.gloucester.gov.uk

Landlords, persons managing properties and tenants within the designated area are advised to seek advice from the Council if they are unsure whether their property is affected by this designation.

Dated: 09 June 2026

Signed:



Name: Ruth Saunders

Designation: Corporate Director

Annex A - The Gloucester City Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2026



Map 1 - The Gloucester City Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2026

This designation applies to all HMOs within the designated area that are occupied by 3 or more persons comprising 2 or more households and which fall within section 254 of the Act but are not HMOs required to be licensed under the mandatory HMO licensing provisions in section 55(2)(a) of the Act.

This designation also applies to relevant HMOs falling within section 257 of the Act, namely certain buildings converted into self-contained flats where the conversion did not comply with the appropriate Building Regulations in force at the time and still does not comply, and less than two-thirds of the flats are owner-occupied.

PUBLIC NOTICE

GLOUCESTER CITY COUNCIL

NOTICE OF DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION

Section 56, Housing Act 2004

Notice is hereby given that Gloucester City Council (“the Council”), in exercise of its powers under section 56 of the Housing Act 2004 (“the Act”), has designated the entire area of its district as subject to Additional Licensing.

This designation falls within a description of designations to which the Secretary of State has given a general approval under section 58(1)(b) of the Act, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2024.

The designation may be cited as “The Gloucester City Council Designation of an Area for Additional Licensing of Houses in Multiple Occupation 2026”.

The designation was made on **09 June 2026** and shall come into force on **21 September 2026**. It shall cease to have effect on **20 September 2031**, unless revoked earlier.

The designation applies citywide across all wards of Gloucester and applies to HMOs occupied by 3 or more persons comprising 2 or more households that are not subject to mandatory HMO licensing, and also all relevant section 257 HMOs. The designation does not apply to HMOs subject to mandatory licensing, Interim or Final Management Orders, temporary exemption notices, buildings excluded by Schedule 14 to the Act, or other properties exempt under the Act.

From the date the designation comes into force, any person having control of or managing an HMO to which the designation applies must apply to Gloucester City Council for a licence unless a valid application has already been duly made.

Failure to license a property that is required to be licensed is an offence under section 72 of the Act.

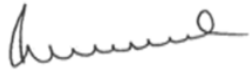
The Council consulted persons likely to be affected by the designation for not less than 10 weeks and considered all representations made in accordance with that consultation before making the designation. The consultation ran from 2 March 2026 to 11 May 2026.

A copy of the designation and map may be inspected at Gloucester City Council, Eastgate Management Suite, Eastgate Street, Gloucester GL1 1PA during normal office hours and can also be viewed on the Councils website.

Further information may be obtained from Enforcement and Regulation, Gloucester City Council, Eastgate Management Suite, Eastgate Street, Gloucester GL1 1PA. Telephone 01452 396046. Email james.dykes@gloucester.gov.uk.

Dated: 09 June 2026

Signed:

A handwritten signature in black ink, appearing to read 'Ruth Saunders', written in a cursive style.

Ruth Saunders

Corporate Director

For and on behalf of Gloucester City Council