

PUBLIC NOTICE

SOUTHEND BOROUGH COUNCIL

DESIGNATION OF AN AREA FOR SELECTIVE LICENSING

Section 80, Housing Act 2004

NOTICE IS HEREBY GIVEN in accordance with section 83 of the Housing Act 2004 ("the Act") that Southend 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.

CITATION, COMMENCEMENT AND DURATION

1. The designation shall be known as Southend Borough Council Designation of an Area for Selective Licensing 2021. All privately rented residential accommodation situated within the designated area must be licensed with the Council unless subject to statutory exemption.
2. This designation is made on **18th March 2021** and will come into force on **01st December 2021**.
3. This designation shall cease to have effect on **30th November 2026** (or earlier if the Council decides to revoke the designation under section 84 of the Act).

AREA TO WHICH THE DESIGNATION APPLIES

4. The designation applies to some of the neighbourhoods within the wards of Milton, Kursaal, Victoria and Chalkwell. The designation applies to any privately rented property that is not a licensable house in multiple occupation (HMO) and is occupied under a tenancy or a licence. The designated areas listed in annex A below and further delineated and edged black and further shown by the orange shaded areas are subject to Selective Licensing. The following link will take you to the [Map of designated areas](#)

APPLICATION OF THE DESIGNATION

5. This designation applies to any house which is let or occupied under a tenancy or licence within the area described in paragraph 4 unless:
 - a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act;
 - b) the tenancy or licence of the house has been granted by a registered social landlord;
 - c) the house is subject to an Interim or Final Management Order under Part 4 of the Act;
 - d) the house is subject to a temporary exemption under section 86 of the Act; or
 - e) the house is occupied under a tenancy or licence which is exempt under the Act or the occupation is of a building or part of a building so exempt as defined in The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) 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.

INSPECTION OF DOCUMENTS/APPLICATION FOR LICENCE

7. If you are a landlord, managing agent, or a tenant, and wish to inspect this designation, apply for a licence or require further information, this is available from:

Selective Licensing Team, Private Sector Housing
Civic Centre, Victoria Avenue, Southend on Sea, Essex, SS2 6ER
Tel: 01702 215002
Email: selectivelicensing@southend.gov.uk

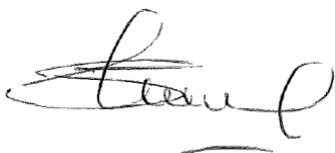
The designation does not require confirmation by the Secretary of State as it falls under a general approval issued by the Secretary of State under section 82 of the Act, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015 ("the General Approval").

All landlords, managing agents or tenants within the designated area should obtain advice to ascertain whether their property is affected by the designation by entering their postcode in the following link [Map of designated areas](#) or by contacting the Council's on the above number or email for further advice and assistance.

ENFORCEMENT

8. Upon the designation coming into force on **01st December 2021** any person who operates a licensable property without a licence or allows a licensed property to be occupied by more households or persons other than as authorised by a licence, could be prosecuted and upon summary conviction is liable to an unlimited fine. A person who breaches a condition of a licence is liable upon summary conviction to an unlimited fine.

Signed



Interim Executive Director of Environment & Neighbourhoods

For and on behalf of Southend Borough Council

Please note that every effort has been made to list all the streets included in the designation but to determine whether or not your property is included in the designation, please enter your postcode in this interactive map for confirmation. Map of designated areas

Annex A: Streets in Milton, Kursaal, Victoria and Chalkwell where Selective Licensing applies.

Milton	Kursaal	Victoria	Chalkwell
Alexandra St	Albert Rd	Albany Ave	Ailsa Rd
Anerley Rd	Ambleside Dr	Balmoral Rd	Britannia Rd
Argyll Rd	Arnold Ave	Baxter Ave	Cobham Rd
Baltic Ave	Beach Rd	Carisbrooke Rd	Grosvenor Rd
Burdett Ave	Belle Vue Ave	Carnarvon Rd	Meteor Rd
Cambridge Rd	Belle Vue Plc	Claremont Cl	Palmerston Rd
Canewdon Rd	Bellevue Rd	Cliff Avenue	Pembury Rd
Capel Terrace	Beresford Rd	Crowborough Rd	Satanita Rd
Ceylon Rd	Boscombe Rd	East Street	Station Rd
Chancellor Rd	Bournemouth Park Road	Hamlet Court Mews	The Leas
Chichester Rd	Burdett Rd	Howards Chase	Whitefriars Crescent
Church Rd	Burnaby Rd	Kenway	
Clarence Rd	Chase Court Gdns	London Road	
Clarence St	Chase Road	North Road	
Clifftown Parade	Cheltenham Rd	Osborne Rd	
Clifftown Rd	Chichester Rd	Penhurst Ave	
Clifton Dr	Collier Way	Richmond Ave	
Clifton Mews	Cromer Road	Salisbury Ave	
Clifton Terrace	Eastern Esplanade	Salisbury Mews	
College Way	Fairburn Cls	Summercourt Road	
Cossington Rd	Forest Ave	Sunlight Mews	
Devereux Rd	Forge Way	Sweyne Ave	
Ditton Court Rd	Fowler Cls	Tickfield Ave	
Elmer Approach	Glen Mews	Tunbridge Rd	
Elmer Square	Grange Gdns	Wallis Ave West	
Farringdon Service Rd	Hartington Pl	Street Windsor Rd	
Gordon Pl	Hartington Rd		
Hamlet Court Rd	Hastings Rd		
Herbert Gr	Hillcrest Rd		
Heygate Ave	Honiton Rd		
High Street	Horace Rd		
Holland Rd	Ilfracombe Ave		
London Rd	Ilfracombe Rd		
Lucy Rd	Jetty Mews		
Luker Rd	Kilworth Ave		
Manor Rd	Lancaster Cres		
Marine Parade	Lancaster Grdns		
Market Plc	Leamington Rd		
Milton Plc	Lovelace Ave		
Nelson Mews	Manilla Rd		

Nelson St	Marine Parade		
Palmeira Arches	Northumberland Ave		
Palmeira Ave	Old Southend Rd		
Palmeira Parade	Park Lane		
Palmerston Rd	Pleasant Road		
Pier Approach	Quebec Ave		
Pier Hill	Retort Close		
Portland Ave	Riviera Drive		
Preston Rd	Southchurch Ave		
Quebec Ave	Southchurch Hall Close		
Richmond Ave	Southchurch Rd		
Royal Mews	St. Leonards Rd		
Royal Terrace	Stanier Close		
San Remo Parade	Stanley Road		
Seaforth Rd	Stornoway Rd		
Shorefield Gdns	Sutton Road		
Shorefield Rd	Swanage Road		
Southchurch Rd	Toledo Close		
Station Rd	Toledo Road		
The Leas	Tyrrel Drive		
Tylers Ave	Victoria Road		
Valkyrie Rd	Wesley Road		
Warrior Square	Wimborne Rd		
Warrior Square North	Windermere Rd		
Westcliff Parade	Woodgrange Dr		
Western Esplanade	York Road		
Weston Rd			
Whitegate Rd			
York Road			