



PUBLIC NOTICE IN RESPECT OF THE INTRODUCTION OF AN ADDITIONAL LICENSING SCHEME FOR HOUSES OF MULTIPLE OCCUPATION IN FLINTSHIRE

This designation is published in accordance with Sections 56 to 60 of the Housing Act 2004 (“HA 2004”) and Regulation 9 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006 (“the Regulations”).

Notice is hereby given that on 14th October 2025, Flintshire County Council designated an Additional Licensing scheme in respect of Houses in Multiple Occupation, which operates in accordance with the Regulations and applies to the whole County.

The designation will be known as the “Flintshire County Council Additional Licensing (Houses in Multiple Occupation) Scheme 2026” (“The Scheme”).

The Scheme has General Approval of the Welsh Assembly Government under the Housing Act 2004 (Additional HMO Licensing Wales) General Approval 2007 which approval came into force 13th March 2007. Accordingly, by virtue of Section 58 subsections (1)(b) and (7) the designation need not be confirmed and will come into effect on a date specified in the Designation.

The Scheme will work in conjunction with the Local Authority’s Mandatory Licensing of Houses in Multiple Occupation Scheme which came into force on June 30th, 2006. **The Scheme will be effective from 1st April 2026 and unless revoked beforehand or extended will cease to have effect on 31st March 2031.**

The Scheme applies to all Houses in Multiple Occupation (HMOs) within Flintshire, except those exempted by the relevant sections of the HA 2004 and those already licensed under the Mandatory Licensing of Houses in Multiple Occupation Scheme.

The Scheme includes properties that meet all of the criteria, within either one of the following two categories:

- (a) Any type of HMO as defined by Section 254 of the Housing Act 2004 which does

not fall within the mandatory licensing scheme, occupied by three or more persons, forming two or more households.

(b) HMO properties which are defined within the scope of Section 257 of the Housing Act 2004; HMO's created by converting buildings into flats, but do not meet the 1991 Building Regulations and they have not been subsequently brought up to the relevant standards.

All landlords who own a property that fall under either one of the above criteria will have to apply for a licence and should seek advice from the Local Authority regarding the Licensing of Houses in Multiple Occupation. Fees and Conditions will be applicable to the Scheme.

Failure to apply for a licence where required is an offence under Section 72 of the HA 2004. A person who commits an offence is liable on summary conviction to an unlimited fine (formerly up to £20,000). In addition, that person may be required to repay up to 12 months' rent collected during such time that the property was unlicensed.

For an application to be considered, it must provide prescribed particulars, and it must be accompanied by the requisite fee, this will be published accordingly.

Application Forms may be requested from:

Community and Business Protection (Housing Standards), Place and Growth,
Flintshire County Council,
Ty Dewi Sant, St Davids Park,
Ewloe,
Flintshire, CH5 3FF
Telephone: 01352 703440
Email ppadmin@flintshire.gov.uk

A copy of this designation can be found on

<https://www.flintshire.gov.uk/en/Business/Licences-and-permits/Additional-Licencing-of-Houses-in-Multiple-Occupation.aspx>