

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

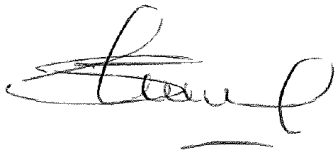
The designation does not require confirmation by the Secretary of State as it falls under a general approval issued by the Secretary of State under section 82 of the Act, namely The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation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

A handwritten signature in black ink, appearing to be 'L. King', written in a cursive style.

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	Elmer Approach	Quebec Ave	Albert Rd	Jetty Mews	Albany Ave	Ailsa Rd
Anerley Rd	Elmer Square	Richmond Ave	Ambleside Dr	Kilworth Ave	Balmoral Rd	Britannia Rd
Argyll Rd	Farringdon	Royal Mews	Arnold Ave	Lancaster Cres	Baxter Ave	Cobham Rd
Baltic Ave	Service Rd	Royal Terrace	Beach Rd	Lancaster Grdns	Carisbrooke Rd	Grosvenor Rd
Burdett Ave	Gordon Pl	San Remo Parade	Belle Vue Ave	Leamington Rd	Carnarvon Rd	Meteor Rd
Cambridge Rd	Hamlet Court Rd	Seaforth Rd	Belle Vue Plc	Lovelace Ave	Claremont Cl	Palmerston Rd
Canewdon Rd	Herbert Gr Heygate	Shorefield Gdns	Bellevue Rd	Manilla Rd	Cliff Avenue	Pembury Rd
Capel Terrace	High Street	Shorefield Rd	Beresford Rd	Marine Parade	Crowborough Rd	Rd Satanita
Ceylon Rd	Holland Rd	Southchurch Rd	Boscombe Rd	Northumberland Ave	East Street	Rd Station
Chancellor Rd	London Rd	Station Rd	Bournemouth Park Road	Old Southend Rd	Hamlet Court Mews	Rd The Leas
Chichester Rd	Lucy Rd	The Leas	Burdett Rd	Park Lane	Howards Chase	Whitefriars Crescent
Church Rd	Luker Rd	Tylers Ave	Burnaby Rd	Pleasant Road	Kenway London Road	
Clarence Rd	Manor Rd	Valkyrie Rd	Chase Court Gdns	Quebec Ave	North Road	
Clarence St	Marine Parade	Warrior Square	Chase Road	Retort Close	Osborne Rd	
Clifftown Parade	Market Plc	Warrior Square	Cheltenham Rd	Riviera Drive	Penhurst Ave	
Clifftown Rd	Milton Plc	Westcliff Parade	Chichester Rd	Southchurch Ave	Richmond Ave	
Clifton Dr	Nelson Mews	Western Esplanade	Collier Way	Southchurch Hall Close	Salisbury Ave	
Clifton Mews	Nelson St	Weston Rd	Cromer Road	Southchurch Rd	Salisbury Mews	
Clifton Terrace	Palmeira Arches	Whitegate Rd	Eastern Esplanade	St. Leonards Rd	Summercourt Road	
College Way	Palmeira Ave	York Road	Fairburn Cls	Stanier Close	Sunlight Mews	
Cossington Rd	Palmeira Ave		Forest Ave	Stanley Road	Sweyne Ave	
Devereux Rd	Palmeira Parade		Forge Way	Stornoway Rd	Tickfield Ave	
Ditton Court Rd	Palmeira Parade		Fowler Cls	Sutton Road	Tunbridge Rd	
	Palmerston Rd		Glen Mews	Swanage Road	Wallis Ave	
	Pier Approach		Grange Gdns	Toledo Close	West Street	
	Pier Hill		Hartington Pl	Toledo Road	Windsor Rd	
	Portland Ave		Hartington Rd	Tyrral Drive		
	Preston Rd		Hastings Rd	Victoria Road		
			Hillcrest Rd	Wesley Road		
			Honiton Rd	Wimborne Rd		
			Horace Rd	Windermere Rd		
			Ilfracombe Ave	Woodgrange Dr		
			Ilfracombe Rd	York Road		