

## **HMO Planning Consultation response**

Email: [planning@newport.gov.uk](mailto:planning@newport.gov.uk)



Subject: Planning application reference number: 26/0569

Main Location: 25 St Edward Street Newport NP20 4GG

Application Description: **CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)**

I refer to the above application passed to Environmental Health Housing for comment.

I confirm I do not have objections regarding the proposals for **25 St Edward Street Newport NP20 4GG** into a House in Multiple Occupation for planning application **26/0569**

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or [EHHousing@newport.gov.uk](mailto:EHHousing@newport.gov.uk) for a HMO licence.

Please read <https://www.newport.gov.uk/sites/default/files/media/media-documents/HMO-Licensing-Standards.pdf> which details standards and licensing conditions for HMOs subject to licensing.

In addition to HMO Licensing, private landlords are required by the Housing (Wales) Act 2014 to be registered. Also private landlords who undertake letting and management activities or their managing agents, will need to obtain a licence from Rent Smart Wales and undergo training. For further information contact the Licensing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website [www.rentsmartwales.gov.wales](http://www.rentsmartwales.gov.wales)

The applicant must also be aware that from 1<sup>st</sup> December 2022 the Renting Homes (Wales) Act 2016 came into force and has changes the way all landlords in Wales rent their properties and is advised to refer to the following link on the internet:  
<https://www.gov.wales/landlords-housing-law-has-changed-renting-homes>

Regards  
Rebekah Nock

Environmental Health Officer